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SPECIFICATIONS FOR HYDROSEEDING	
HYDROSEED MIX LOW PROFILE WILD FLOWER MIX FROM S & S SEED COMPANY (805) 684-0436	
THIS IS A MIXTURE OF LOW GROWING ANNUAL AND PERENNIAL SPECIES THAT WILL PROVIDE MANY MONTHS OF BRIGHT SPRING COLOR IN A NONIRRIGATED SETTING. OR YEAR-ROUND COLOR WHEN IRRIGATED. THIS MIX MAY BE USED ALONE OR IN CONJUNCTION WITH GRASS AND SHRUB SEEDS.	
MIX CONTAINS: - CALENDULA OFFICIALIS(CALENDULA) - DIANTHUS BARBATUS(SWEET WILLIAM, PINKS) - DIAMORPHOTHECA SINUATA(AFRICAN Daisy) - ESCHSCHOLZIA CAESPITOSA(DWARF CALIFORNIA POPPY) - ESCHSCHOLZIA CALIFORNICA(CALIFORNIA POPPY) - GAZANIA SPLENDENS(GAZANIA) - LASTHENIA CALIFORNICA (DWARF GOLDFIELDS) - LAVIA PLATYGLOSSA (TIDY TIPS) - LOBULARIA MARITIMA CARPET OF SNOW(SWEET ALYSUM) - LOTUS CORNICULATUS(BIRDS-FOOT TREFOL) - LUPINUS MICROCARPUS - DENSIFLORUS(DENSE FLOWERED LUPINE) - NEMOPHILA MENZIESII(BABY BLUE EYES) - PHACELIA CAMPANULARIA(CALIFORNIA BLUE BELL) - SILENE ARMERIA(CATCHFLY)	
SEED RATING: 20LBS PER ACRE HEIGHT RANGE: 6-24 INCHES	
AVERAGE LIVE SEED PER BULK POUND: 255,000	
NOTE: - GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NONIRRIGATED HYDROSEED MIX. GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET SEED MIX TABLE BELOW FOR MIX AND SPECIFICATIONS. NONIRRIGATED HYDROSEED MIX SHALL BE INSTALLED BETWEEN NOVEMBER 1ST AND FEBRUARY 15TH. IF THE MIX IS TO BE INSTALLED OUTSIDE OF THIS TIME FRAME, INSTALLATION OF TEMPORARY ABOVE GROUND IRRIGATION SYSTEMS WILL BE REQUIRED FOR ESTABLISHMENT OF HYDROSEED MIX. - HYDROSEEDING SHALL BE LOW PROFILE WILD FLOWER MIX PER LANDSCAPE SHEETS	
II. <u>HYDROSEEDING SUSPENSION OR SLURRY COMPOSITION</u> GREEN WOOD MULCH FERTILIZER (16-16-16) AZ-TAC BINDER FERROUS SULFATE OR IRON CHELATE	
III. <u>APPLICATION PROCEDURES AND EQUIPMENT</u> A. FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE. B. EQUIPMENT - HYDRAULIC EQUIPMENT USED FOR THE APPLICATION OF THE FERTILIZER, SEED AND SLURRY OF PREPARED WOOD PULP SHALL BE OF THE "SUPER HYDRO-SEEDER" TYPE AS APPROVED BY THE SAN DIEGO COUNTY ENGINEER. THIS EQUIPMENT SHALL HAVE A BUILT-IN AGITATION SYSTEM AND OPERATING CAPACITY SUFFICIENT TO AGITATE, SUSPEND, AND HOMOGENEOUSLY MIX A SLURRY CONTAINING NOT LESS THAN 40# OF FIBER MULCH PLUS A COMBINED TOTAL OF 7# FERTILIZER SOLIDS FOR EACH 100 GALLONS OF WATER. THE SLURRY DISTRIBUTION LINES SHALL BE LARGE ENOUGH TO PREVENT STOPPAGE AND SHALL BE EQUIPPED WITH A SET OF HYDRAULIC SPRAY NOZZLES WHICH WILL PROVIDE A CONTINUOUS NON-FLUCTUATING DISCHARGE. THE SLURRY TANK SHALL HAVE A MINIMUM CAPACITY OF 1500 GALLONS AND SHALL BE MOUNTED ON A TRAVELING UNIT, EITHER SELF-PROPELLED OR DRAWN BY A SEPARATE UNIT, WHICH WILL PLACE THE SLURRY TANK SPRAY NOZZLES WITHIN SUFFICIENT PROXIMITY TO THE AREAS TO BE SEEDED. C. PREPARATION - THE SLURRY PREPARATION SHALL TAKE PLACE AT THE SITE OF WORK AND SHALL BEGIN BY ADDING WATER TO THE TANK WHEN THE ENGINE IS AT HALF-THROTTLE. WHEN THE WATER LEVEL HAS REACHED THE HEIGHT OF THE AGITATOR SHAFT, GOOD RECIRCULATION SHALL BE ESTABLISHED AND, AT THIS TIME, THE SEED SHALL BE ADDED. FERTILIZERS SHALL THEN BE ADDED, FOLLOWED BY WOOD PULP MULCH. MULCH SHALL ONLY BE ADDED TO THE MIXTURE AFTER THE SEED AND WHEN THE TANK IS AT LEAST ONE-THIRD (1/3) FILLED WITH WATER. THE ENGINE THROTTLE SHALL BE OPENED TO FULL SPEED WHEN THE TANK IS HALF-FILLED WITH WATER. ALL THE WOOD PULP MULCH SHALL BE ADDED BY THE TIME THE TANK IS TWO-THIRDS (2/3) TO THREE-FOURTHS (3/4) FULL SPRAYING SHALL COMMENCE IMMEDIATELY WHEN THE TANK IS FULL. D. APPLICATION - THE OPERATOR SHALL SPRAY THE SLOPES WITH A UNIFORM, VISIBLE COAT BY USING THE GREEN COLOR OF THE WOOD PULP AS A GUIDE. THE SLURRY SHALL BE APPLIED IN A SWEEPING MOTION, IN AN ARCHED STREAM SO AS TO FALL LIKE RAIN, ALLOWING THE WOOD FIBERS TO BUILD ON EACH OTHER UNTIL A GOOD COAT IS ACHIEVED, AND THE MATERIAL IS SPREAD AT THE REQUIRED RATE PER ACRE. E. ALL BARE SPOTS SHALL BE RESEEDED WITHIN NINETY (90) DAYS TO THE SATISFACTION OF THE CITY ENGINEER.	

PLANTING NOTES	
NUMBER	DESCRIPTION
①	TREES ARE STANDARD FORM UNLESS NOTED OTHERWISE.
②	TRIPLE STAKE TREES, UNLESS NOTED OTHERWISE.
③	TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
④	WHERE SPREADING GROUNDCOVERS ARE SHOWN TO BE PLANTED ADJACENT TO A CURB OR WALKWAY EDGE, SET CENTER OF PLANT 24" OFF HARD SURFACE.
⑤	MINIMUM TREE SEPARATION DISTANCE: TRAFFIC SIGNALS / STOP SIGNS..... 20 FT. UNDERGROUND UTILITY LINES..... 5 FT (10' FOR SEWER), ABOVE GROUND UTILITY STRUCTURES..... 10 FT. DRIVEWAYS (ENTRIES)..... 10 FT. INTERSECTIONS..... 25 FT. (INTERSECTING CURB LINES OF TWO STREETS)
⑥	ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL. LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
⑦	A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).
⑧	MAINTENANCE: ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
⑨	TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE 142.0403(b)(10).
⑩	EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED: 1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE. 2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE. 3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION. 4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
⑪	MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3", EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
⑫	IF ANY REQUIRED LANDSCAPE INDICATION ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
⑬	IRRIGATION AUDIT: PROJECTS SUBJECT TO THE REQUIREMENT FOR A WATER BUDGET TABLE 142-241 MUST CONDUCT AND SUBMIT TO THE CITY AN IRRIGATION AUDIT CONSISTENT WITH SAN DIEGO MUNICIPAL CODE (SDMC) 142.0413(f) AND SECTION 2.7 OF THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL PRIOR TO OCCUPANCY AND USE.
⑭	SOIL SAMPLES SHALL BE TAKEN FROM THE SITE AT THE LANDSCAPE ARCHITECT'S DIRECTIVE AND SENT TO A SOIL ANALYSIS LABORATORY TO PERFORM / PROVIDE SOIL AGRONOMIC TEST REPORT(S) PER SPECIFICATIONS. THIS REPORT SHALL BE PERFORMED PRIOR TO START OF PLANTING.
⑮	THIS SITE SHALL USE RECYCLED WATER TO IRRIGATE ALL LANDSCAPE AREA. PLEASE REFER TO CIVIL DRAWINGS
⑯	AREA OF HYDROSEED MIX FOR EROSION CONTROL PER C8.0; SPECIFICATION (BELOW TO LEFT)
⑰	ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING TREES IS NOT PERMITTED.

PLANT SCHEDULE													
SHRUBS & GROUNDCOVER		REFER TO SHEET LP-2.00 FOR PLANT SCHEDULE AND DETAILS					DIMENSIONS AT INSTALL		DIMENSIONS AT MATURE SIZE		ATTACHMENT		
SYMBOL	SIZE	BOTANICAL NAME		COMMON NAME		WUCOLS	HEIGHT	WIDTH	HEIGHT	WIDTH	FORM AND FUNCTION	REMARKS	O.C. OFFSET FROM EDGES
SLOPE GROUND COVER AND LOW SHRUB PLANTING (30% - 1 GAL; 40% - 5 GAL; 30% - 15 GAL) NON-BRUSH MANAGEMENT	5 GAL.	BACCHARIS PILULARIS 'PIGEON POINT'		DWARF COYOTE BRUSH		LOW	6"	10"	18-24"	6-9"	GROUND COVER	5' O.C. CAN FULL	4'
	5 GAL.	CEANOTHUS GRISEUS VAR. HORIZONTALIS		YANKEE POINT CALIFORNIA LILAC		LOW	12"	16"	3'	9'	GROUND COVER	8" O.C. CAN FULL	5'
	1 GAL.	COTONEASTER DAMMERI 'LOWFAST'		BEARBERRY COTONEASTER		LOW	6"	10"	1'	8-12'	GROUND COVER	5' O.C. CAN FULL	4'
	5 GAL.	SALVIA CLEVELANDII 'WINNIFRED GILMAN'		WINNIFRED GILMAN SAGE		VERY LOW	18"	18"	4-5'	4-5'	COASTAL SHRUB	4' O.C. CAN FULL	2'
BRUSH MANAGEMENT ZONE 1	5 GAL.	SALVIA GREGGII 'FURMAN'S RED'		MAGENTA RED TEXAS SAGE		LOW	18"	16"	2-4'	2-3'	MEDIUM SHRUB	CAN FULL	18"
	5 GAL.	BACCHARIS PILULARIS 'PIGEON POINT'		DWARF COYOTE BRUSH		LOW	6"	10"	18-24"	6-9"	GROUND COVER	5' O.C. CAN FULL	4'
	5 GAL.	CEANOTHUS GRISEUS VAR. HORIZONTALIS		YANKEE POINT CALIFORNIA LILAC		LOW	12"	16"	3'	9'	GROUND COVER	8" O.C. CAN FULL	5'
	1 GAL.	COTONEASTER DAMMERI 'LOWFAST'		BEARBERRY COTONEASTER		LOW	6"	10"	1'	8-12'	GROUND COVER	5' O.C. CAN FULL	4'
ORNAMENTAL (25% - 1 GAL; 75% - 5 GAL) BRUSH MANAGEMENT ZONE 1 VINE	5 GAL.	SALVIA GREGGII 'FURMAN'S RED'		MAGENTA RED TEXAS SAGE		LOW	18"	16"	2-4'	2-3'	MEDIUM SHRUB	CAN FULL	18"
	5 GAL.	AGAVE PARRYI VAR. TRUNCATA		PARRY'S AGAVE		LOW	10"	10"	2-3'	3-4'	ORNAMENTAL	30" O.C.	18"
	1 GAL.	ALOE 'ALWAYS RED'		ALWAYS RED ALOE		LOW	6"	6"	12-14"	12-14"	ORNAMENTAL	18" O.C.	1'
	1 GAL.	CHONDROPETALUM TECTORUM		SMALL CAPE RUSH		LOW	10"	6"	2-3'	3-4'	GROUND COVER	30" O.C.	2'
VINE	5 GAL.	WESTRINGIA MUNDI		YANKEE POINT CALIFORNIA LILAC		LOW	12"	24"	1-2'	4-6'	GROUND COVER	4' O.C.	30"
	5 GAL.	DOLICHANDRA UNGUIS-CATI		CAT'S CLAW VINE		MODERATE	-	-	-	15-25'	SCREENING FOR RETAINING WALLS WITH GREATER THAN 5' OF EXPOSURE	5' O.C.	AS SHOWN

ATTACHMENT 9

FERGUSON
PAPE
BALDWIN
ARCHITECTS

4499 Ruffin Road
Suite 300
San Diego CA 92123
619 231 0751
www.fbarch.com



GROUNDLEVEL
LANDSCAPE ARCHITECTURE

2605 State Street, Suite B
San Diego, CA 92103
619.234.1010
GroundlevelES2.com
GL Project #22005

HEALTHPEAK PROPERTIES, INC.
TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121

PREPARED BY: GROUNDLEVEL LANDSCAPE ARCHITECTURE

ADDRESS: 2605 STATE STREET, SUITE B
SAN DIEGO, CA 92103

PHONE NO #: (619) 325-1993 / TREVOR RATHFON

PROJECT ADDRESS: 11085-11095 TORREYANA RD
SAN DIEGO, CA 92121

PROJECT NAME: TORREYANA CAMPUS

SHEET TITLE:

ORIGINAL PREPARATION DATE: APRIL 6, 2022

MUP PROJECT #

DEP # SHEET: 19 OF 47

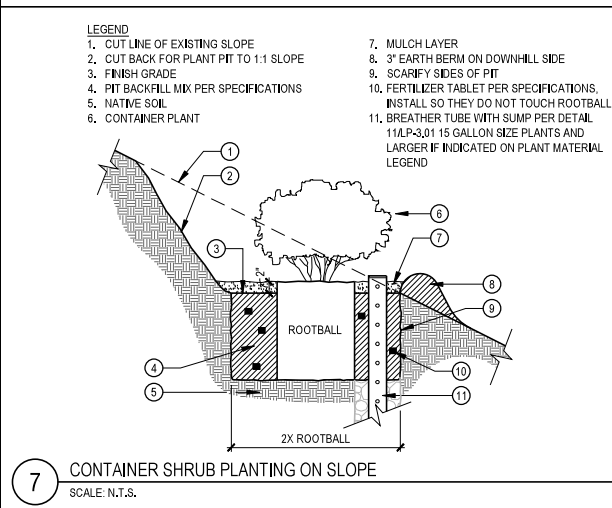
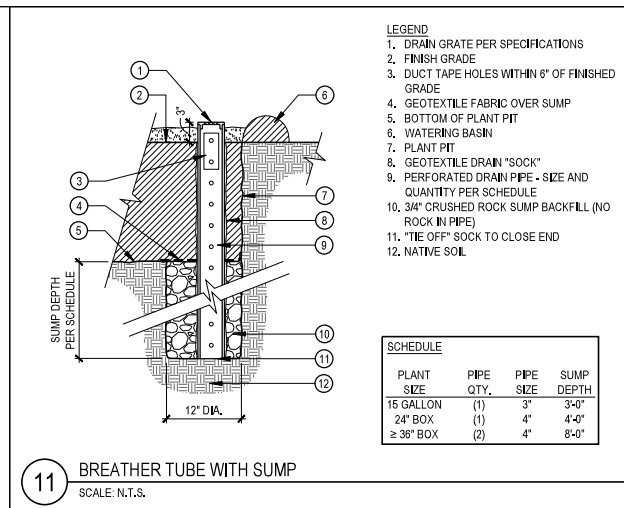
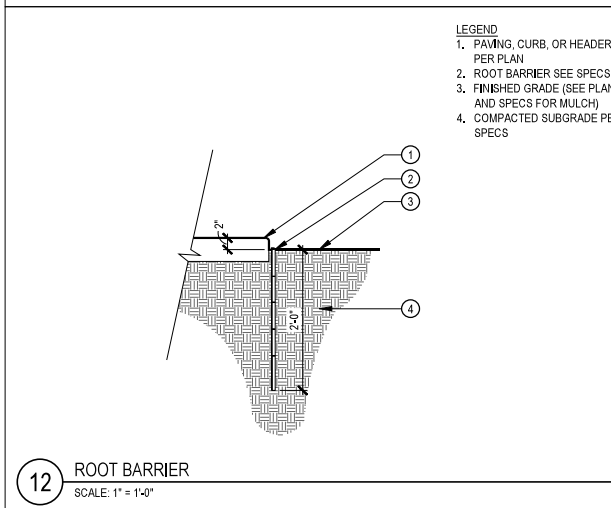
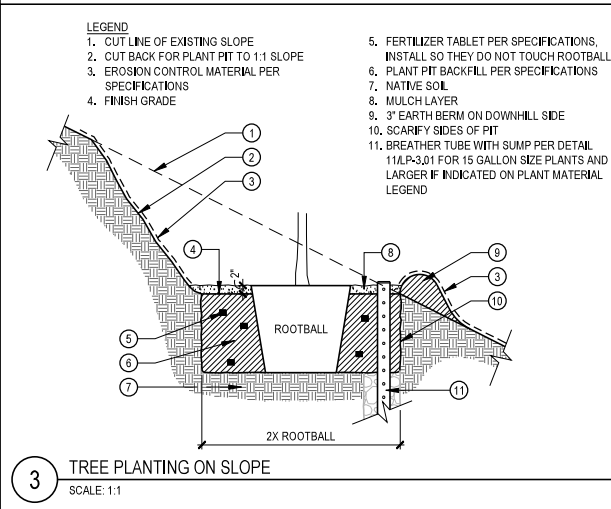
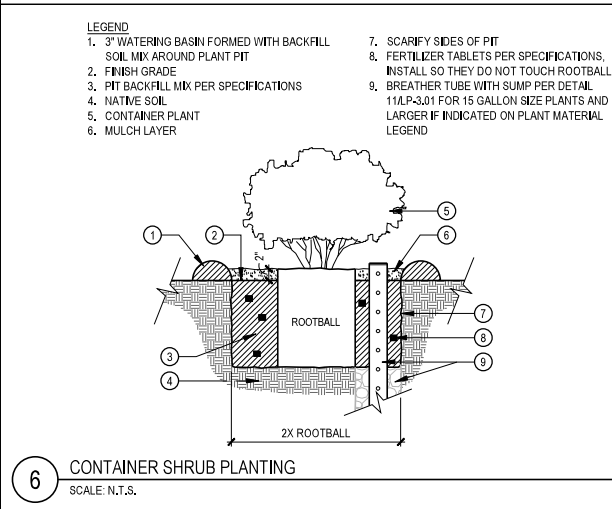
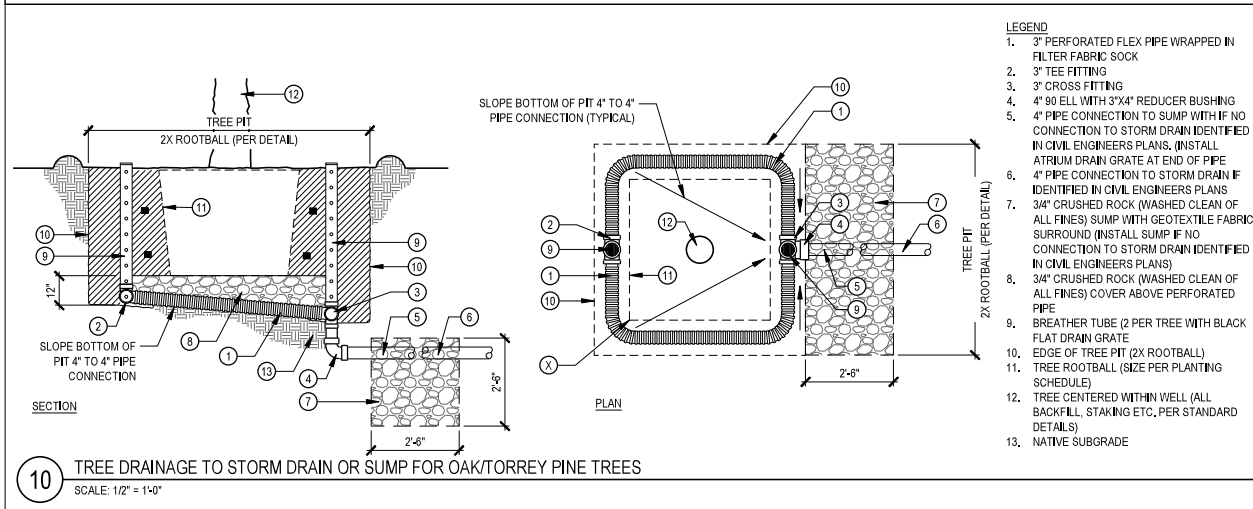
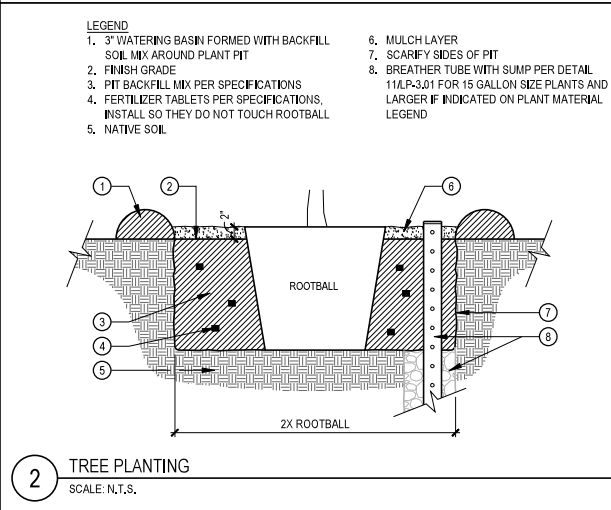
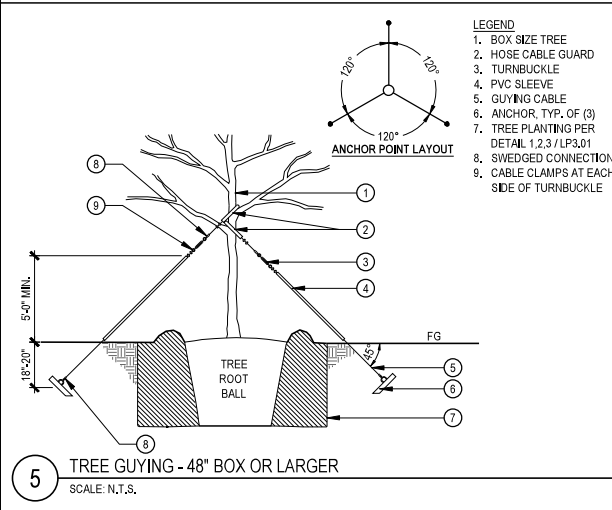
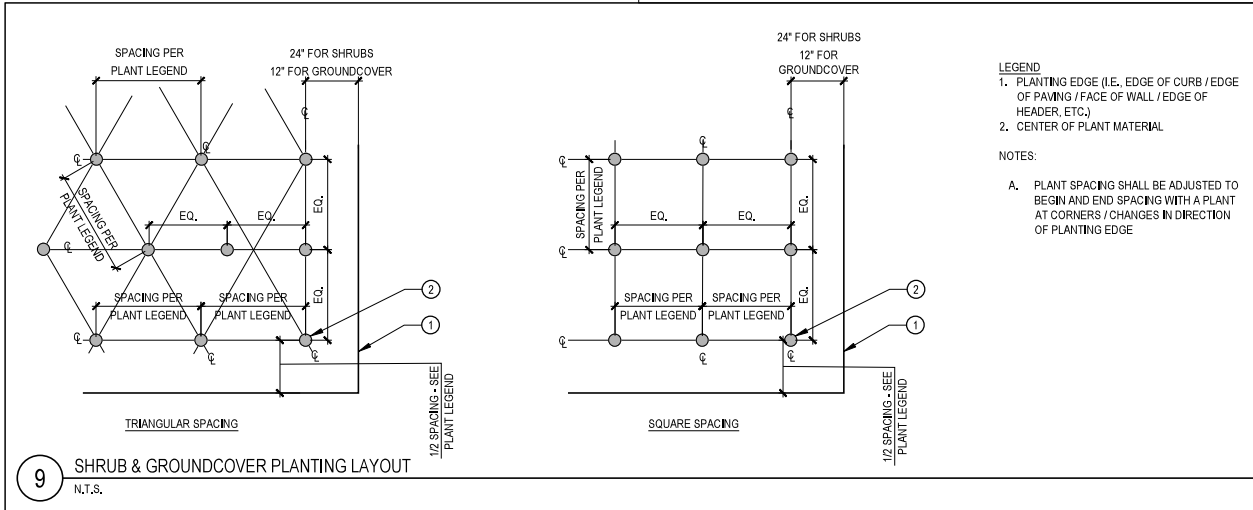
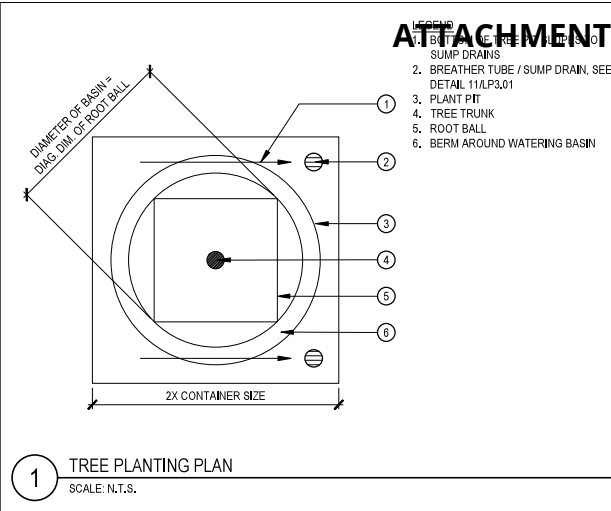
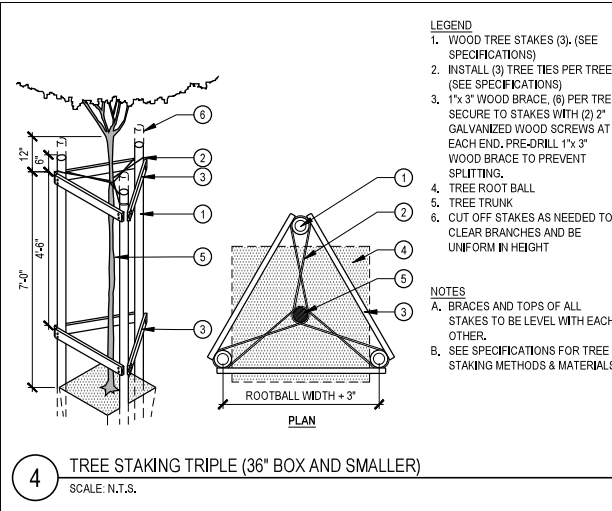
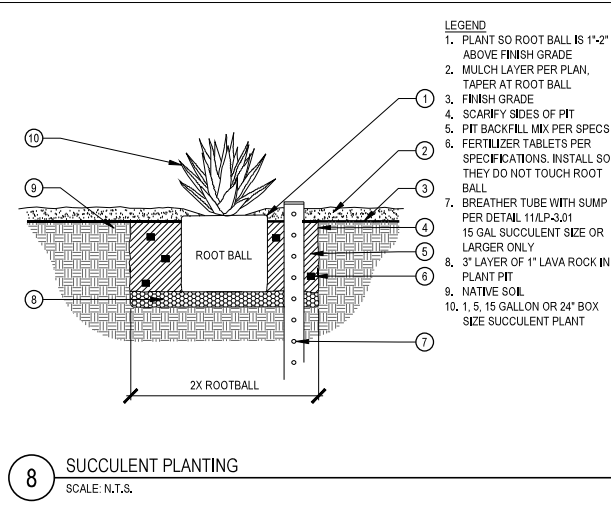
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DEVELOPMENT PERMIT SUBMITTAL	B	08/09/2022
DEVELOPMENT PERMIT SUBMITTAL	C	10/11/2023
DEVELOPMENT PERMIT SUBMITTAL	D	01/18/2024
DEVELOPMENT PERMIT SUBMITTAL	E	03/12/2024
DEVELOPMENT PERMIT SUBMITTAL	F	07/17/2024
DEVELOPMENT PERMIT SUBMITTAL	G	08/08/2025
DEVELOPMENT PERMIT SUBMITTAL	H	09/04/2025

FPBA PROJECT NO, Project Number

LANDSCAPE
PLANTING
SCHEDULE AND
NOTES

LP201

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PREPARED BY: GROUNDLEVEL LANDSCAPE ARCHITECTURE

ADDRESS: 2605 STATE STREET, SUITE B
SAN DIEGO, CA 92103

PHONE NO #: (619) 325-1993 / TREVOR RATHFON

PROJECT ADDRESS: 11085-11095 TORREYANA RD
SAN DIEGO, CA 92121

PROJECT NAME: TORREYANA CAMPUS

SHEET TITLE: _____

ORIGINAL PREPARATION DATE: APRIL 6, 2022

MUP PROJECT #: _____

DEP #: _____ SHEET: 20 OF 47

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DEVELOPMENT PERMIT SUBMITTAL	A	04/06/2022
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DEVELOPMENT PERMIT SUBMITTAL	H	09/04/2025

FPBA PROJECT NO, Project Number

LANDSCAPE
PLANTING
DETAILS

LP301

ATTACHMENT 9

FERGUSON
PAPE
BALDWIN
ARCHITECTS

4499 Ruffin Road
Suite 300
San Diego CA 92123
619 231 0751
www.fpbarch.com

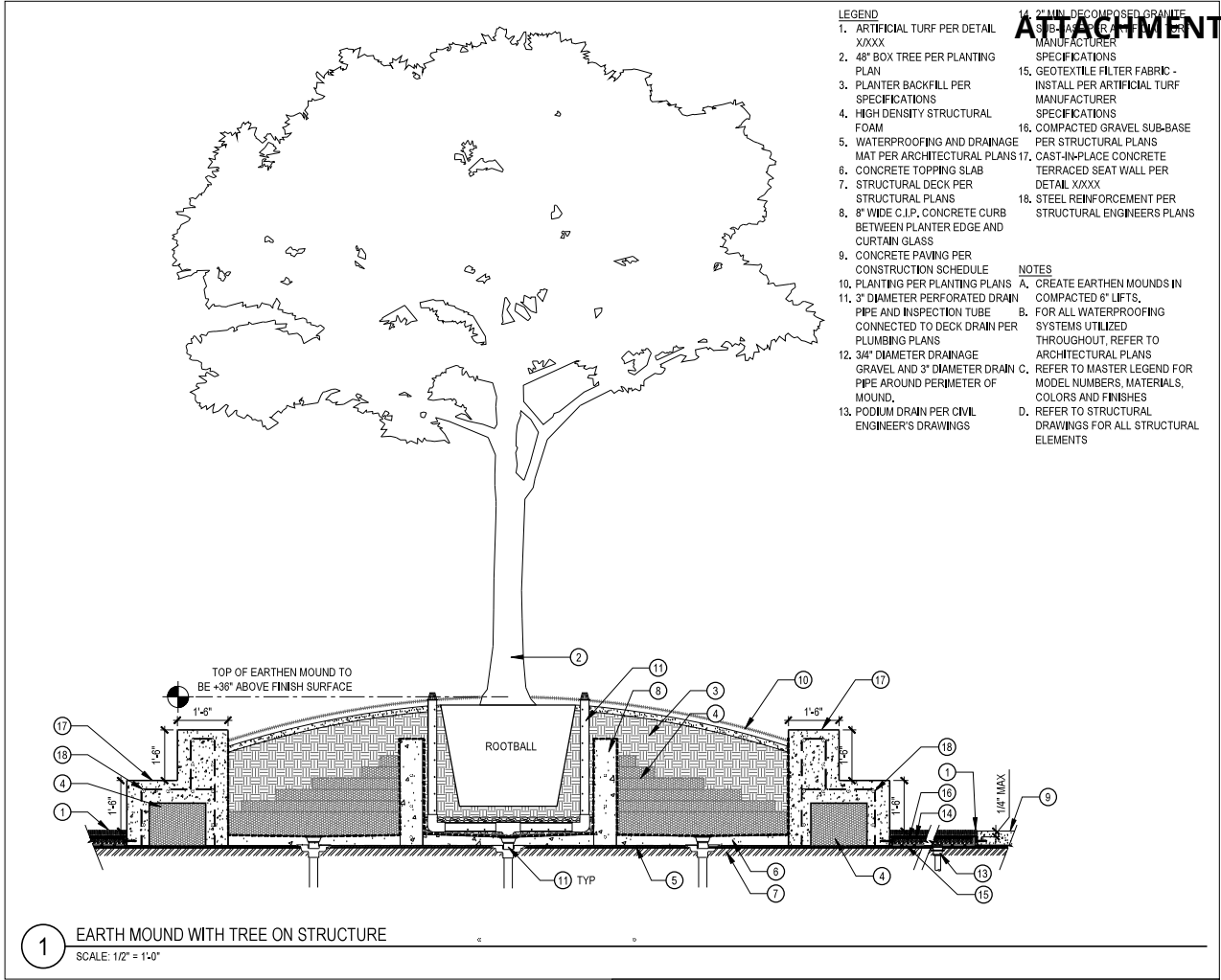


GROUNDLEVEL
LANDSCAPE ARCHITECTURE

2605 State Street, Suite B
San Diego, CA 92103
619 234 1010
Groundline@Gmail.com
GL Project #22005

HEALTHPEAK PROPERTIES, INC.
TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121

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MUHLENBERGIA DUBIA

PINE MUHLY GRASS



ARCOSTAPHYLOS DENSIFLORA HOWARD MCMIN

HOWARD MCMIN MANZANITA



CERCIS CANADENSIS 'FOREST PANSY'

FOREST PANSY REDBUD



QUERCUS VIRGINIANA

SOUTHERN LIVE OAK



LOPHOSTEMON CONFERTUS

BRISBANE BOX



AGAVE 'ALWAYS RED'

ALWAYS RED AGAVE



CEANOTHUS GRISEUS VAR. HORIZONTALIS

YANKEE POINT CALIFORNIA LILAC



CERCIS OCCIDENTALIS

WESTERN REDBUD



PLATANUS RACEMOSA

CALIFORNIA SYCAMORE



PINUS TORREYANA

TORREY PINE



CHONDROPETALUM TECTORUM

SMALL CAPE RUSH



WESTRINGIA MUNDI

LOW COAST ROSEMARY



HETEROMELES ARBUTIFOLIA

TOYON



ARBUTUS 'MARINA'

MARINA STRAWBERRY TREE



QUERCUS AGRIFOLIA

COAST LIVE OAK



SALVIA APIANA

WHITE SAGE



LOMANDRA LONGIFOLIA BREEZE

DWARF MAT RUSH



RHUS INTEGRIFOLIA

LEMONADE BERRY



PINUS ELДАРICA

AFGAN PINE

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SAN DIEGO, CA 92103

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PROJECT ADDRESS: 11085-11095 TORREYANA RD
SAN DIEGO, CA 92121

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FPBA PROJECT NO./Project Number

LANDSCAPE
PLANT IMAGERY

LP401

ATTACHMENT 9

FERGUSON
PAPE
BALDWIN
ARCHITECTS

4499 Ruffin Road
Suite 300
San Diego CA 92123
619 231 0751
www.fpbarch.com



GROUNDLEVEL
LANDSCAPE ARCHITECTURE

2605 State Street, Suite B
San Diego, CA 92103
619 234 1010
Glevelandesign.com
GL Project #22005

HEALTHPEAK PROPERTIES, INC.
TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121

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SALVIA SPATHACEA

HUMMINGBIRD SAGE



SEDUM SPURIUM 'JOHN CREECH'

JOHN CREECH STONECROP



WESTRINGIA FRUTICOSA 'BLUE GEM'

WEST COAST ROSEMARY



AGAVE PARRYI VAR. TRUNCATA

PARRY'S AGAVE



SALVIA CLEVELANDII 'WINIFRED GILMAN'

BLUE SAGE



CAREX TUMULICOLA

FOOTHILL SEDGE



PRUNUS CAROLINIANA 'COMPACTA'

DWARF CAROLINA CHERRY LA



BAHIOPSIS LACINIATA

SAN DIEGO SUNFLOWER



SALVIA 'SANTA BARBARA'

SANTA BARBARA SAGE



SALVIA GREGGII 'FURMAN'S RED'

MAGENTA RED TEXAS SAGE



DYMONDIA MARGARETAE

SILVER CARPET



BACCHARIS PILULARIS 'PIGEON POINT'

DWARF COYOTE BRUSH



FEJOA SELLOWIANA

PINEAPPLE GUAVA



SESLERIA AUTUMNALIS

AUTUMN MOOR GRASS



COTONEASTER DAMMERI 'LOWFAST'

BEARBERRY COTONEASTER



DOLICHANDRA UNGUIS-CATI

CAT'S CLAW VINE

PREPARED BY:	GROUNDLEVEL LANDSCAPE ARCHITECTURE
ADDRESS:	2605 STATE STREET, SUITE B SAN DIEGO, CA 92103
PHONE NO #:	(619) 325-1993 / TREVOR RATHFON
PROJECT ADDRESS:	11085-11095 TORREYANA RD SAN DIEGO, CA 92121
PROJECT NAME:	TORREYANA CAMPUS
SHEET TITLE:	
ORIGINAL PREPARATION DATE:	APRIL 6, 2022
MUP PROJECT #:	
DEP #:	

DESCRIPTION	NO.	DATE
DEVELOPMENT PERMIT SUBMITTAL	A	04/06/2022
DEVELOPMENT PERMIT SUBMITTAL	B	08/09/2022
DEVELOPMENT PERMIT SUBMITTAL	C	10/11/2023
DEVELOPMENT PERMIT SUBMITTAL	D	01/16/2024
DEVELOPMENT PERMIT SUBMITTAL	E	03/12/2024
DEVELOPMENT PERMIT SUBMITTAL	F	07/17/2024
DEVELOPMENT PERMIT SUBMITTAL	G	08/08/2025
DEVELOPMENT PERMIT SUBMITTAL	H	09/04/2025

FPBA PROJECT NO, Project Number

LANDSCAPE
PLANT IMAGERY

LP402

HEALTHPEAK PROPERTIES, INC.
TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121

GROUNDLEVEL
LANDSCAPE ARCHITECTURE

2605 State Street, Suite B
San Diego, CA 92103
619.234.1010
Groundlevel.biz.com
GL Project #22005



FERGUSON
PAPE
BALDWIN
ARCHITECTS

4499 Ruffin Road
Suite 300
San Diego CA 92123
619 231 0751
www.fpbarch.com

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VI. BRUSH MANAGEMENT – VEGETATION

A. Thinning and Pruning, Native/Naturalized Vegetation [SDMC §142.0412(d), (g) & (h), Landscape Standards §3.2-2.04, 3.2-3.01] – Two key factors in creating a fire safe landscape are providing fuel discontinuity by the separation of the flammable plant cover (thinning) and reduction in fuel load by cutting out dead and excess growth of the native/naturalized vegetation (pruning). Plants to be retained should be consistent with the allowable coverage, massing and spacing required in the Brush Management Regulations and the Landscape Standards. Whenever possible, a person knowledgeable about the use and maintenance of native plants should be consulted to oversee the selection, thinning, and pruning of these plants. The progression of work should proceed as follows: 1) remove dead plants, 2) thin out brush management areas to the required coverage, 3) prune remaining plants, 4) dispose of mulch debris and trimmings, and 5) maintain Zone One on a year-round basis, Zone Two on a seasonal basis. Note that brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Mayor's Designee that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

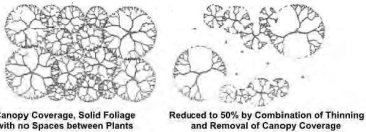
1) Thinning – This first step requires identification of the native/naturalized species and a familiarity with their various characteristics such as rooting depth, fuel loads, flammability, as well as habitat and aesthetic value. Thinning should be prioritized as follows: 1) invasive non-native species with the exception of eucalyptus trees in Eucalyptus Woodland areas, 2) non-native species, 3) flammable native species, 4) native species, and 5) regionally sensitive species. All vegetation that is not to be removed during the initial thinning should be noted or flagged. The remaining plants which are not to be saved should be cut six inches above the ground without pulling out the roots.

For Eucalyptus Woodland areas that fall within Zone Two Brush Management, all trees 3 inches or less in diameter at breast height (dbh) shall be removed with the exception of indigenous, native species. The removal of live (includes "diseased") eucalyptus trees over 3 inches dbh, should only occur:

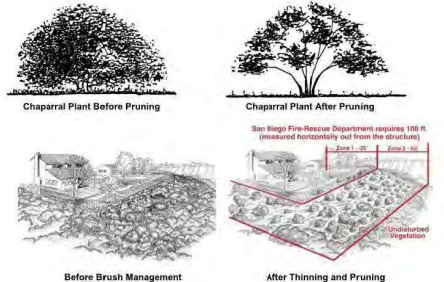
- a) when needed to remove adjacent dead trees;
- b) to achieve tree/shrub vertical requirements;
- c) where deemed a specific liability or fire safety hazard by the Fire Chief; or
- d) on private property when adhering to the horizontal spacing criteria shown in the Tree & Shrub Spacing Chart under Section VI.B.

Certain native plants, such as those found in coastal sage scrub, should be cut back within 12 inches of the root crown. As sprouting and re-growth occur, these plants can be maintained as low, succulent mounds. Examples include Artemisia californica (California Sagebrush), Salvia mellifera (Black Sage), Adenostoma fasciculatum (Chamise) and Eriogonum fasciculatum (Buckwheat).

PLAN VIEW



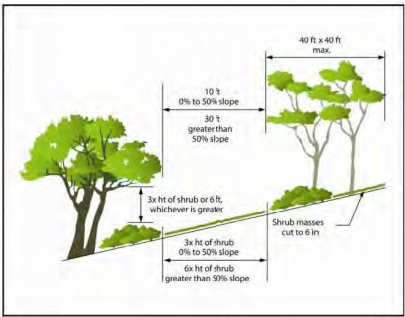
2) Pruning – After thinning of the native/naturalized vegetation, the fuel load should be further reduced by pruning the plants that have not been removed. While pruning individual plants in coastal sage scrub, it is very efficient to remove many hard chaparral species, such as Ceanothus (Wild Lilac), Heteromeles (Toyon), Rhus (Lemonade Berry, Sugarbush), and Rhamnus (Coffeeberry, Redberry). These plants can be shaped into attractive, fire safe specimens by pruning dead and excessively twiggy growth. The figure below illustrates pruning of native shrubs. Note that the limbs touching the ground have been removed, and that a large volume of material has been taken from the canopy. The limbs that remain should be those with young, vigorous shoots.



B. Thinning and Pruning, Trees [Landscape Standards §3.2-1.03, 1.05] – Trees are allowed within the defensible space, provided the horizontal and vertical distance between trees and shrub masses complies with required spacing for the slope gradient shown in the following Tree and Shrub Spacing Chart:

Tree & Shrub Spacing Chart		
Trees ^{a, b}	Minimum horizontal space	
	From edge of one tree canopy spread (max. 48 ft x 40 ft) to the edge of the next	Spacing
	Slope	
	0% to 50% (2:1)	10 feet
Shrubs	Minimum horizontal space between edges of shrub	
	Slope	Spacing
	0% to 50% (2:1)	3 times the height of the shrub mass
	Greater than 50% (2:1)	6 times the height of the shrub mass
Vertical Space	Minimum vertical space between top of shrub and bottom of lower tree branches:	
	3 times the height of the shrub mass or 6 feet, whichever is greater	

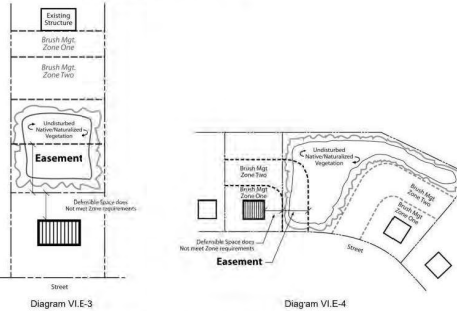
- a. Trees greater than 3 inches dbh located in Eucalyptus Woodland areas are exempt from the minimum horizontal tree spacing requirement.
- b. Indigenous, native trees in all areas are exempt from the minimum horizontal tree spacing requirement.



TREE & SHRUB SPACING

Vertical clearance between trees and shrubs can be created by pruning up the tree canopy, reducing height of the shrubs, or a combination thereof. Canopies of existing trees that extend to within 10 feet of any structure shall be pruned to maintain a minimum horizontal and vertical clearance of 10 feet. Portions of tree canopies that extend within 10 feet of the

1) Easements for Off-site Brush Management – Adjacent properties that are primarily undeveloped may require a recorded easement for performing off-site brush management unless the structure requiring brush management is to be fire-rated to compensate for a lack of full brush management zone(s). Diagrams VII.E-3 & E-4 illustrate situations where obtaining an easement for off-site brush management would be warranted.



2) Right-of-Entry Permits – In situations where the adjacent, undeveloped property is City-owned, a Right-of-Entry Permit may be obtained for performing off-site brush management structures only. No brush management easements shall be granted on City-owned property. Right-of-Entry Permits are issued as follows:
Open Space ~ Park & Recreation Department / (619) 685-1350
Paper Streets ~ Street Division / (619) 527-7500
Water Department Land ~ Real Estate Assets / (619) 236-6231
Other City-owned Properties ~ Real Estate Assets / (619) 236-6231

F. Long-term Maintenance [SDMC §142.0412, Landscape Standards Section III] – Ongoing, long-term maintenance of the brush management zone(s) shall be the responsibility of the respective property owner unless another approved entity, such as a home owners' association, has been designated to provide said maintenance.

BRUSH MANAGEMENT REQUIREMENTS & PROGRAM NOTES

BRUSH MANAGEMENT
(A) BRUSH MANAGEMENT IS REQUIRED IN ALL BASE ZONES FOR THE TYPES OF DEVELOPMENT LISTED BELOW WHEN THEY ARE ADJACENT TO ANY HIGHLY FLAMMABLE AREA OF NATIVE OR NATURALIZED VEGETATION THAT IS GREATER THAN 10 ACRES AS MAPPED BY THE CITY OF SAN DIEGO, OR ADJACENT TO ANY AREA OF NATIVE OR NATURALIZED VEGETATION THAT IS GREATER THAN 10 ACRES AS SHOWN IN TABLE 142-2A4. HOWEVER, WITHIN THE COASTAL OVERLAY ZONE, BRUSH MANAGEMENT IS REQUIRED FOR ALL COASTAL DEVELOPMENT WITHIN THE MHPA AND/OR ADJACENT TO STEEP HILLSIDES CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
(1) NEW STRUCTURES
(2) ADDITIONS TO STRUCTURES
(3) SUBDIVISIONS THAT CREATE LOTS WHERE NEW STRUCTURES COULD BE LOCATED
(4) EXISTING STRUCTURES
(B) BRUSH MANAGEMENT ZONES, WHERE BRUSH MANAGEMENT IS REQUIRED, A COMPREHENSIVE PROGRAM SHALL BE IMPLEMENTED THAT REDUCES FIRE HAZARDS AROUND STRUCTURES BY PROVIDING AN EFFECTIVE FIRE BREAK BETWEEN ALL STRUCTURES AND CONTIGUOUS AREAS OF FLAMMABLE VEGETATION. THIS FIRE BREAK SHALL CONSIST OF TWO DISTINCT BRUSH MANAGEMENT AREAS CALLED ZONE ONE AND ZONE TWO AS SHOWN IN DIAGRAM 142-2A4 (S.D.L.T.M.).
BRUSH MANAGEMENT ZONES
(1) BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE. SHALL BE LEAST FLAMMABLE AND SHALL COVER THE ENTIRE PERIMETER OF THE STRUCTURE. THE REQUIRED PLANTING, BRUSH MANAGEMENT ZONE ONE SHALL NOT BE ALLOWED ON SLOPES WITH A GRADIENT GREATER THAN 4:1 (A HORIZONTAL FEET TO 1 VERTICAL FOOT) UNLESS THE PROPERTY THAT RECEIVED TENTATIVE MAP APPROVAL BEFORE NOVEMBER 15, 1989, HOWEVER, WITHIN THE COASTAL OVERLAY ZONE COASTAL DEVELOPMENT SHALL BE SUBJECT TO THE ENCROACHMENT LIMITATION SET FORTH IN SECTION 142-2A4(A) OF THE
(2) BRUSH MANAGEMENT ZONE TWO IS THE AREA BETWEEN ZONE ONE AND ANY AREA OF NATIVE OR NATURALIZED VEGETATION AND SHALL CONSIST OF THINNED, NATIVE OR NATURALIZED VEGETATION.
(3) WHERE BRUSH MANAGEMENT IS REQUIRED BY THIS SECTION, THE WIDTH OF ZONE ONE AND ZONE TWO SHALL MEET OR EXCEED THAT SHOWN IN TABLE 142-2A4, WHERE DEVELOPMENT IS ADJACENT TO SLOPES OR VEGETATION THAT MEETS THE CRITERIA SHOWN IN THE TABLE. THE REQUIRED ZONE ONE AND ZONE TWO WIDTH SHALL BE INCREASED BY THE DIMENSION SHOWN. BOTH ZONE ONE AND ZONE TWO SHALL MEET OR EXCEED THAT SHOWN IN TABLE 142-2A4. A RECORD OF INVESTIGATION IS GRANTED BY AN ADJACENT PROPERTY OWNER TO THE OWNER OF THE SUBJECT PROPERTY TO ESTABLISH AND MAINTAIN THE REQUIRED BRUSH MANAGEMENT ZONES) ON THE ADJACENT PROPERTY IN PERMANENTLY. SEE TABLE 142-2A4 FOR BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS (S.D.L.T.M.).
(4) THE WIDTH OF BRUSH MANAGEMENT ZONE ONE SHALL BE INCREASED BY 10 FEET FOR STRUCTURES THAT DO NOT MEET ALL OF THE FOLLOWING REQUIREMENTS:
(A) ROOF MATERIAL SHALL BE FIRE RETARDANT, WOOD SHAKE SHINGLES, WHETHER FIRE RETARDANT TREATED OR UNTREATED, ARE NOT PERMITTED.
(B) WALLS, EAVES, AND OVERHANGS SHALL BE ONE-HOUR, FIRE-RESISTIVE.
(C) EAVE EVENTS SHALL BE COVERED WITH FIRE SCREEN NOT TO EXCEED 1/4 INCH MESH.
(5) WHERE ADDITIONAL ZONE ONE WIDTH IS REQUIRED ADJACENT TO THE MHPA OR WITHIN THE COASTAL OVERLAY ZONE, ANY OF THE FOLLOWING MODIFICATIONS TO DEVELOPMENT REGULATIONS OF THE LAND DEVELOPMENT CODE OR STANDARDS IN THE LAND DEVELOPMENT MANUAL ARE PERMITTED TO ACCOMMODATE THE INCREASE IN WIDTH:
(A) THE REQUIRED FRONT YARD SETBACK OF THE BASE ZONE MAY BE REDUCED BY 6 FEET (2).
(B) SIDEWALK MAY BE 5' WIDENED FROM ONE SIDE OF THE PUBLIC RIGHT-OF-WAY AND THE MINIMUM REQUIRED PUBLIC RIGHT-OF-WAY WIDTH MAY BE REDUCED BY 5 FEET, OR (3) THE OVERALL MINIMUM PAVEMENT AND PUBLIC RIGHT-OF-WAY WIDTH MAY BE REDUCED IN ACCORDANCE WITH THE STREET DESIGN STANDARDS OF THE LAND DEVELOPMENT MANUAL.
(7) THE MINIMUM ZONE TWO WIDTH MAY BE DECREASED BY 2 FEET FOR EACH 1 FOOT OF INCREASE IN ZONE ONE WIDTH OVER THE MINIMUM SHOWN IN TABLE 142-2A4.
ZONE ONE REQUIREMENTS
(1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN FLAMMABLE VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
(2) ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, AND NONHABITABLE GARAGES THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION.
(3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
(4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DROP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
(5) PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
(A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
(B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
(6) ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
(7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
ZONE TWO REQUIREMENTS
(1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, FLAMMABLE VEGETATION AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
(2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
(3) WITHIN ZONE TWO, 80 PERCENT OF THE PLANTS OVER 18 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 8 INCHES.
(4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 80 PERCENT ARE CUT AND CLEARED SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
(5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO AREA IS PROPOSED TO BE PLANTED WITH HIGH-FUEL MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
(A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE OR NATURALIZED, LOW-FUEL, AND FIRE-RESISTIVE. NO NONNATIVE PLANT MATERIAL MAY BE PLANTED IN THE LAND DEVELOPMENT MANUAL, 100% PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THE MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
(6) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING A TEMPORARY IRRIGATION SYSTEM.
(7) THE FIRE CHIEF MAY MODIFY THE REQUIREMENTS OF THIS SECTION IF THE FOLLOWING CONDITIONS EXIST:
(1) THE MODIFICATION TO THE REQUIREMENTS SHALL ACHIEVE AN EQUIVALENT LEVEL OF FIRE PROTECTION AS PROVIDED BY THIS SECTION, OTHER REGULATIONS OF THE LAND DEVELOPMENT CODE, AND THE MINIMUM STANDARDS CONTAINED IN THE LAND DEVELOPMENT MANUAL; AND (2) THE MODIFICATION TO THE REQUIREMENTS IS NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA.
(8) IF THE FIRE CHIEF APPROVES A MODIFIED PLAN IN ACCORDANCE WITH THIS SECTION AS PART OF THE CITY'S APPROVAL OF A DEVELOPMENT PERMIT, THE MODIFICATIONS SHALL BE RECORDED WITH THE APPROVED PERMIT CONDITIONS.
(9) FOR EXISTING STRUCTURES, THE FIRE CHIEF MAY REQUIRE BRUSH MANAGEMENT IN COMPLIANCE WITH THIS SECTION FOR ANY AREA, INDEPENDENT OF FIRE, LOCATION, OR CONDITION IF IT IS DETERMINED THAT AN IMMINENT FIRE HAZARD EXISTS.
(10) BRUSH MANAGEMENT FOR EXISTING STRUCTURES SHALL BE PERFORMED BY THE OWNER OF THE PROPERTY THAT CONTAINS THE FLAMMABLE VEGETATION. THIS REQUIREMENT IS INDEPENDENT OF WHETHER THE STRUCTURE BEING PROTECTED BY BRUSH MANAGEMENT IS OWNED BY THE PROPERTY OWNER SUBJECT TO THESE REQUIREMENTS OR IS ON NEIGHBORING PROPERTY.

BRUSH MANAGEMENT NOTES:

GENERAL
1. INCREASE OF 10% OF THE SITE VEGETATION
2. PROPERTY LINE AND 10% OF THE DISTANCE FROM THE PROPERTY LINE TO THE ADJACENT FLAMMABLE AREA
3. ANY FENCING WITHIN THE BRUSH MANAGEMENT ZONES TO BE NONCOMBUSTIBLE CONSTRUCTION.
4. A FIRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY'S LANDSCAPE INSPECTOR PRIOR TO IMPLEMENTING THE BRUSH MANAGEMENT PLAN.
5. NO FIRE-RESISTANT PLANT SPECIES SHALL BE INTRODUCED WITHIN 10% OF THE AREA WITHIN THE BRUSH MANAGEMENT PLAN.
6. ALL EXISTING LANDSCAPING TO REMAIN SHALL BE PROTECTED IN PLACE SHOULD ANY SOIL LANDSCAPING BE DAMAGED OR REMOVED DURING THE COURSE OF CONSTRUCTION. IT SHALL BE RE-INSTALLED OR REPLACED WITHIN 10% OF THE AREA WITHIN THE BRUSH MANAGEMENT PLAN.
7. EXISTING TREES TO BE PROTECTED IN PLACE SHALL BE ASSESSED BY A CERTIFIED ARBORIST FOR PRUNING/MAINTENANCE THAT WILL ENSURE EXISTING TREES MEET BRUSH MANAGEMENT STANDARDS.
ZONE 1
1. 10 FEET FROM THE WEST FACADE OF THE STRUCTURES TO THE WESTERLY PROPERTY LINE
2. PLANTS SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES.
3. TREES SHALL BE 10 FEET FROM ANY STRUCTURE.
4. ALL PLANT MATERIAL IN ZONE 1 SHALL BE PREPARED WITH A PERMANENT, BELOW-GRADE IRRIGATION SYSTEM.
5. DO NOT OVERSPRAY FROM ZONE 1 INTO THE NATIVE OR NATURALIZED VEGETATION. THE SYSTEM SHALL BE AUTOMATICALLY ELECTRICALLY CONTROLLED AND DESIGNED TO PROVIDE WATER TO ALL REQUIRED PLANTINGS TO MAINTAIN PLANT HEALTH, DECREASE FIRE-RESISTANT COVER, AND
6. IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO, LANDSCAPE PERFORMANCE DESIGN HANDBOOK AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS.
7. MAINTAIN ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS AND MAINTAINING IRRIGATION SYSTEMS.
ZONE 2
1. SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEED SPECIES, AND PRUNING/THINNING AND THINNING OF TREES AND SHRUBS.
2. REMOVAL OF WEEDS SHOULD NOT BE PERMITTED THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS.
3. WELL PRUNED HEAVY TREES SHOULD THOROUGHLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIME AND DEAD FUEL.
4. ONLY OFFER ALL DAMAGE, INJURY MUST BE KEPT CLEAR, RE-INSTALL AFTER EACH MAJOR STORAGE INJURY OR DAMAGE, LIME CAN BE DANGEROUS.
5. VARIOUS GROUNDCOVERS SHOULD BE PERIODICALLY SHEARED AND THATCHED REMOVED.
6. CLEARED AND DEAD WOOD SHOULD BE REMOVED FROM TREES.
7. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.

BRUSH MANAGEMENT DESIGN STATEMENT

BRUSH MANAGEMENT ZONE 1 WAS DESIGNATED BY CREATING A LEVEL SEPARATION AT THE WALL AT THE EDGE OF THE SLOPE AREA ON THE EAST SIDE OF THE SITE. WITHIN BRUSH MANAGEMENT ZONE 1, THE DESIGN PROVIDES IRRIGATION TO MAINTAIN PLANT MATERIAL, LOW MAINTENANCE MATERIAL, AND DOES NOT USE HIGHLY FLAMMABLE MATERIAL. THE EXTENTS OF THE BRUSH MANAGEMENT AREAS ARE BASED ON PREVIOUSLY APPROVED AND COORDINATED SINGLE DISCIPLINE REVIEW ON 10/10/2021.

BRUSH MANAGEMENT DIAGRAM LEGEND

BRUSH MANAGEMENT ZONE 1	31'-80'	WIDTH VARIES PER PLAN
BRUSH MANAGEMENT ZONE 2	2'-10'	WIDTH VARIES PER PLAN
BRUSH MANAGEMENT ZONE 1	3'-20'	WIDTH VARIES PER PLAN

GROUNDLEVEL LANDSCAPE ARCHITECTURE

2605 State Street, Suite B
San Diego, CA 92103
619.234.1010
Groundlevel@csd.com
GL Project #22005

HEALTHPEAK PROPERTIES, INC.
TORREYANA CAMPUS

11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121

PREPARED BY: GROUNDLEVEL LANDSCAPE ARCHITECTURE

ADDRESS: 2605 STATE STREET, SUITE B
SAN DIEGO, CA 92103

PHONE NO #: (619) 325-1993 / TREVOR RATHFON

PROJECT ADDRESS: 11085-11095 TORREYANA RD
SAN DIEGO, CA 92121

PROJECT NAME: TORREYANA CAMPUS

SHEET TITLE:

ORIGINAL PREPARATION DATE: APRIL 6, 2022

MUP PROJECT #

DEP # SHEET: 24 OF 47

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DEVELOPMENT PERMIT SUBMITTAL	H	09/04/2025

FPBA PROJECT NO./Project Number

LANDSCAPE BRUSH MANAGEMENT PLAN

LP501

FERGUSON
PAPE
BALDWIN
ARCHITECTS

4499 Ruffin Road
Suite 300
San Diego, CA 92123
619 231 0751
www.fpbarch.com



NOTE:
THE DRAWINGS, GRAPHICS AND NOTES SHOWN IN THIS DOCUMENT ARE CONCEPTUAL. THE INTENT OF THIS DOCUMENT IS TO PROVIDE THE GUIDELINES FOR DEVELOPMENT AND CONSTRUCTION OF FUTURE BUILDINGS AND PARKING ON THIS SITE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF SAN DIEGO MUNICIPAL CODE, COMMUNITY PLAN AND COASTAL DEVELOPMENT REGULATIONS, WHILE MAINTAINING THE FLEXIBILITY TO ADJUST WITHIN THE GUIDELINES ESTABLISHED, BASED ON THE PROGRAM NEEDS OF THE POTENTIAL TENANT.

HEALTHPEAK PROPERTIES, INC.
HEALTHPEAK TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121

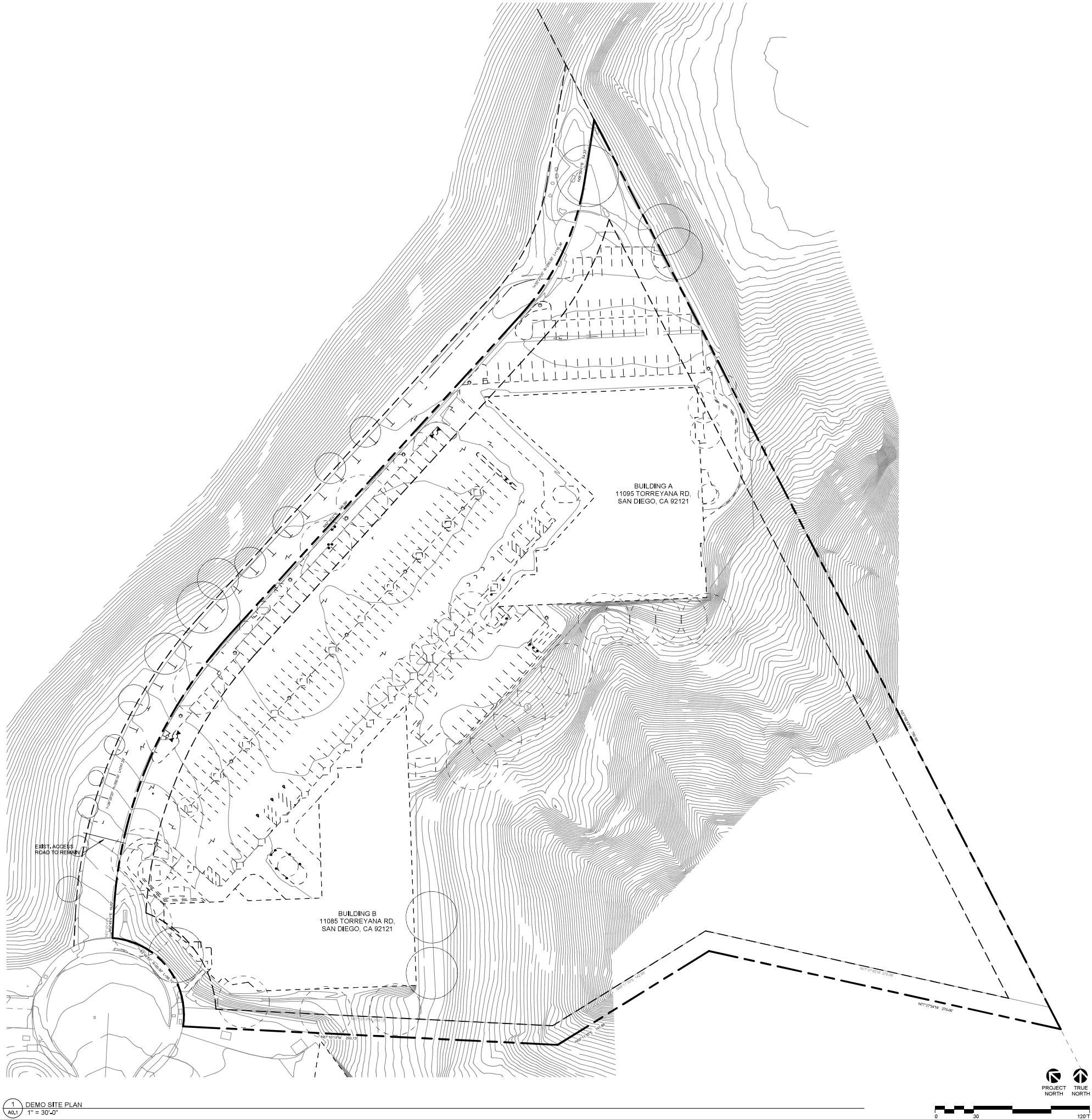


DESCRIPTION	NO.	DATE
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DEVELOPMENT PERMIT RESUBMITTAL 1	B	08/09/2022
DEVELOPMENT PERMIT RESUBMITTAL 2	C	10/11/2023
DEVELOPMENT PERMIT RESUBMITTAL 3	D	01/18/2024
DEVELOPMENT PERMIT RESUBMITTAL 3 SLIP SHEET	E	02/01/2024
DEVELOPMENT PERMIT RESUBMITTAL 4	F	08/21/2024

FPBA PROJECT NO.21023

DEMO SITE
PLAN

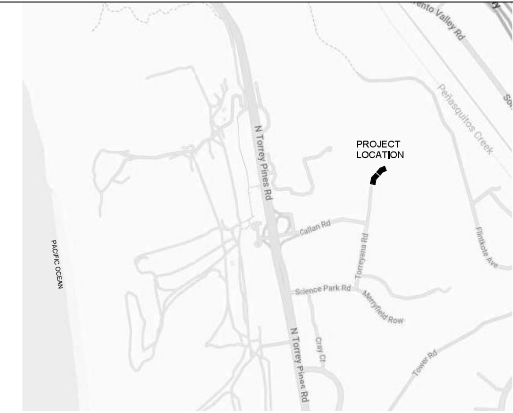
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DEMOLITION LEGEND

- EXISTING TO BE REMOVED
- EXISTING NON-BEARING, NON-SHEAR WALLS TO BE REMOVED.
- EXISTING DOOR, HARDWARE AND FRAME TO BE REMOVED.
- EXISTING FIRE HYDRANT TO BE REMOVED

VICINITY MAP



PREPARED BY: FERGUSON PAPE BALDWIN ARCHITECTS

ADDRESS: 4499 RUFFIN RD, #300
SAN DIEGO, CA 92123

PHONE NO #: (619) 231-0751 / STEFANIE DEAL

PROJECT ADDRESS: 11085-11095 TORREYANA RD
SAN DIEGO, CA 92121

PROJECT NAME: HEALTHPEAK TORREYANA CAMPUS

SHEET TITLE:
DEMO SITE PLAN

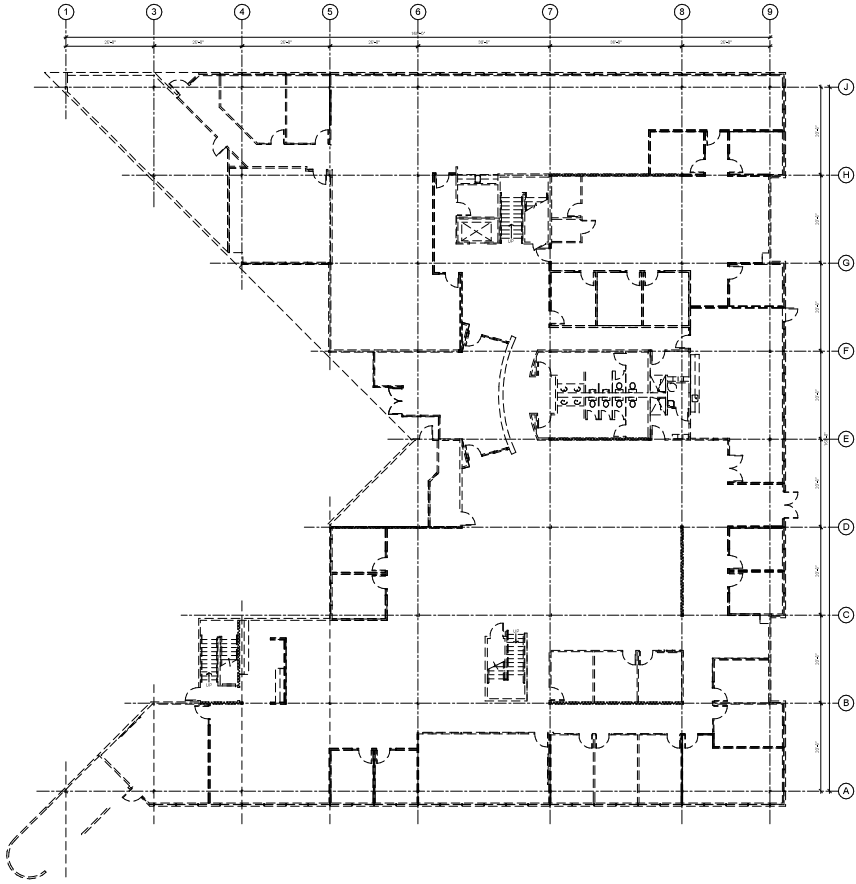
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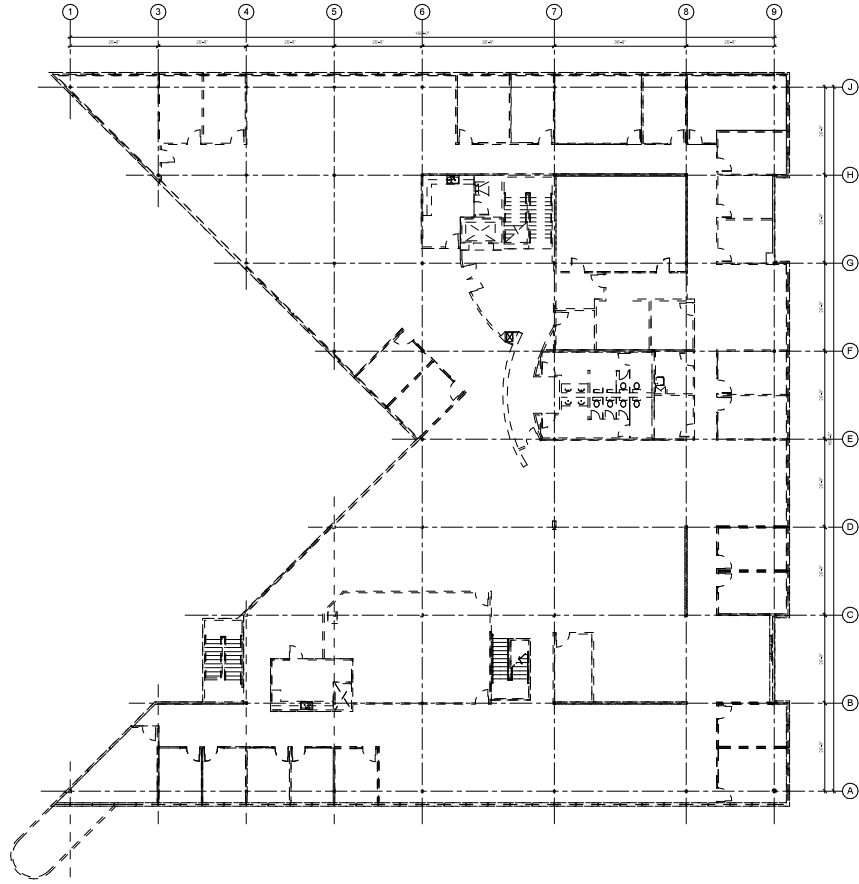
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1
A0.2 FIRST FLOOR DEMO PLAN - 11095 TORREYANA
1/16" = 1'-0"



2
A0.2 SECOND FLOOR DEMO PLAN - 11095 TORREYANA
1/16" = 1'-0"



DEMOLITION LEGEND		PREPARED BY:	FERGUSON PAPE BALDWIN ARCHITECTS
		ADDRESS:	4499 RUFFIN RD. #300 SAN DIEGO, CA 92123
		PHONE NO #:	(619) 231-0751 / STEFANIE DEAL
		PROJECT ADDRESS:	11085-11095 TORREYANA RD SAN DIEGO, CA 92121
		PROJECT NAME:	HEALTHPEAK TORREYANA CAMPUS
		SHEET TITLE:	DEMO PLANS - 11095 TORREYANA
		ORIGINAL PREPARATION DATE:	APRIL 6, 2022
		MUP PROJECT #:	
		DEP #:	
		SHEET:	26 OF 47



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HEALTHPEAK TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121

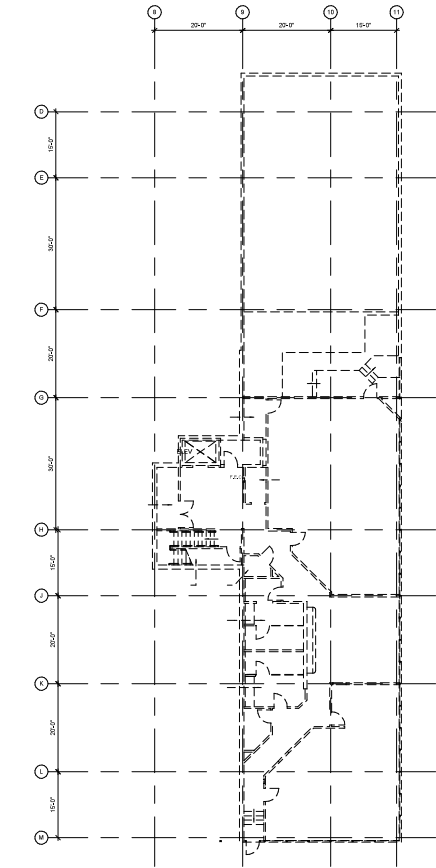


DESCRIPTION	NO.	DATE
DEVELOPMENT PERMIT SUBMITTAL	A	04/06/2022
DEVELOPMENT PERMIT RESUBMITTAL 1	B	08/09/2022
DEVELOPMENT PERMIT RESUBMITTAL 2	C	10/11/2023
DEVELOPMENT PERMIT RESUBMITTAL 3	D	01/18/2024
DEVELOPMENT PERMIT RESUBMITTAL 3 SLIP SHEET	E	02/01/2024
DEVELOPMENT PERMIT RESUBMITTAL 4	F	08/21/2024

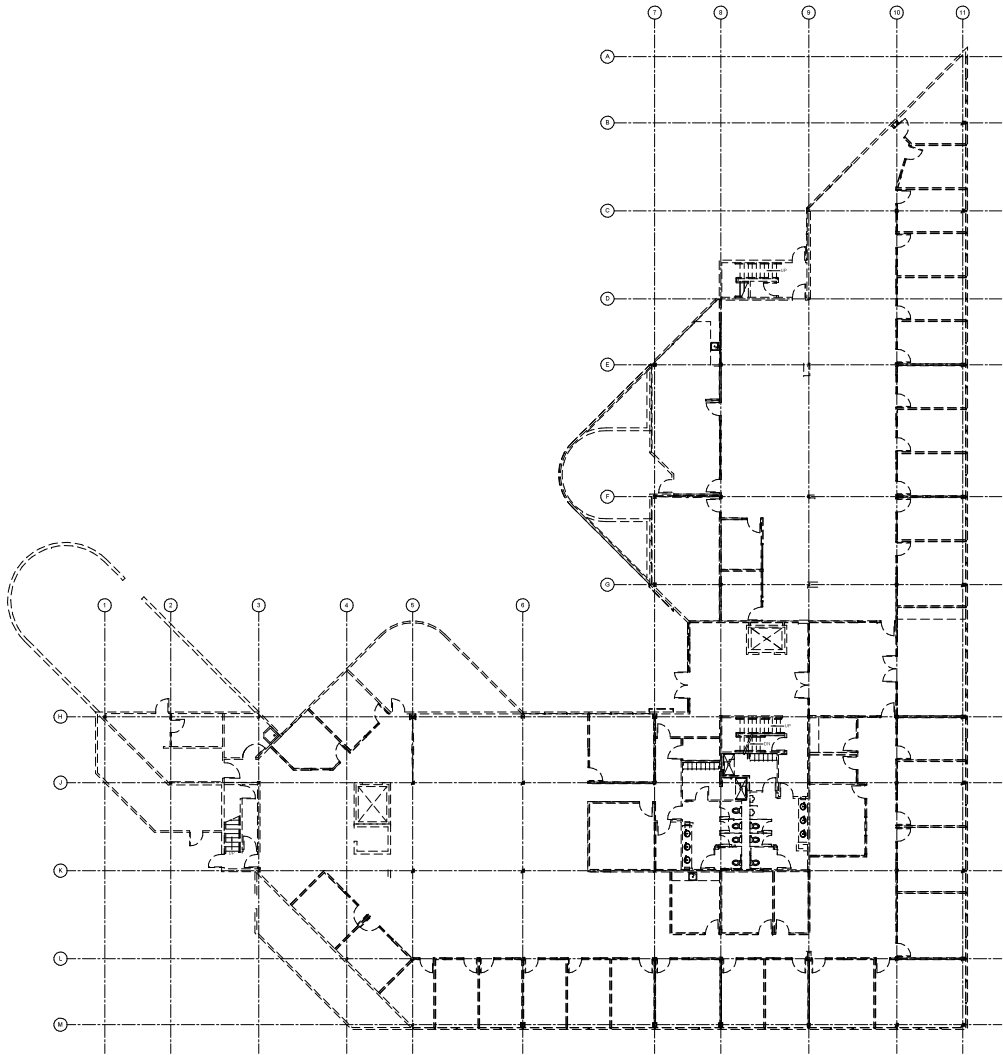
FPBA PROJECT NO.21023

DEMO PLANS -
11095
TORREYANA

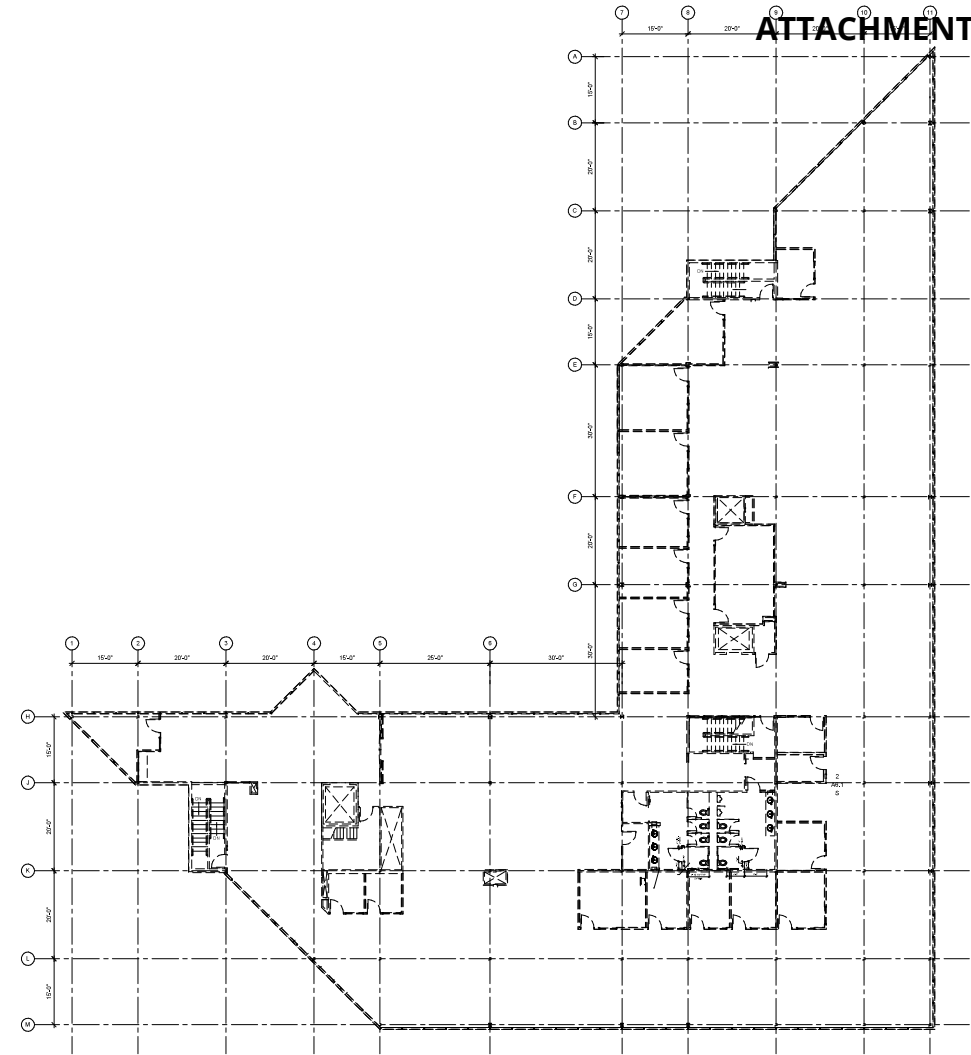
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1 BASEMENT DEMO PLAN - 11085 TORREYANA
1/16" = 1'-0"



2 FIRST FLOOR DEMO PLAN - 11085 TORREYANA
1/16" = 1'-0"



3 SECOND FLOOR DEMO PLAN - 11085 TORREYANA
1/16" = 1'-0"



DEMOLITION LEGEND ----- ----- 	PREPARED BY:	FERGUSON PAPE BALDWIN ARCHITECTS
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	PHONE NO #:	(619) 231-0751 / STEFANIE DEAL
	PROJECT ADDRESS:	11085-11095 TORREYANA RD SAN DIEGO, CA 92121
	PROJECT NAME:	HEALTHPEAK TORREYANA CAMPUS
	SHEET TITLE:	DEMO PLANS - 11085 TORREYANA
	ORIGINAL PREPARATION DATE:	APRIL 6, 2022
	MUP PROJECT #:	
	DEP #:	
	SHEET:	27 OF 47

DESCRIPTION	NO.	DATE
DEVELOPMENT PERMIT SUBMITTAL	A	04/06/2022
DEVELOPMENT PERMIT RESUBMITTAL 1	B	08/09/2022
DEVELOPMENT PERMIT RESUBMITTAL 2	C	10/11/2023
DEVELOPMENT PERMIT RESUBMITTAL 3	D	01/18/2024
DEVELOPMENT PERMIT RESUBMITTAL 4	E	08/21/2024

FPBA PROJECT NO.21023

DEMO PLANS - 11085 TORREYANA

A0.3

HEALTHPEAK PROPERTIES, INC.
HEALTHPEAK TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121



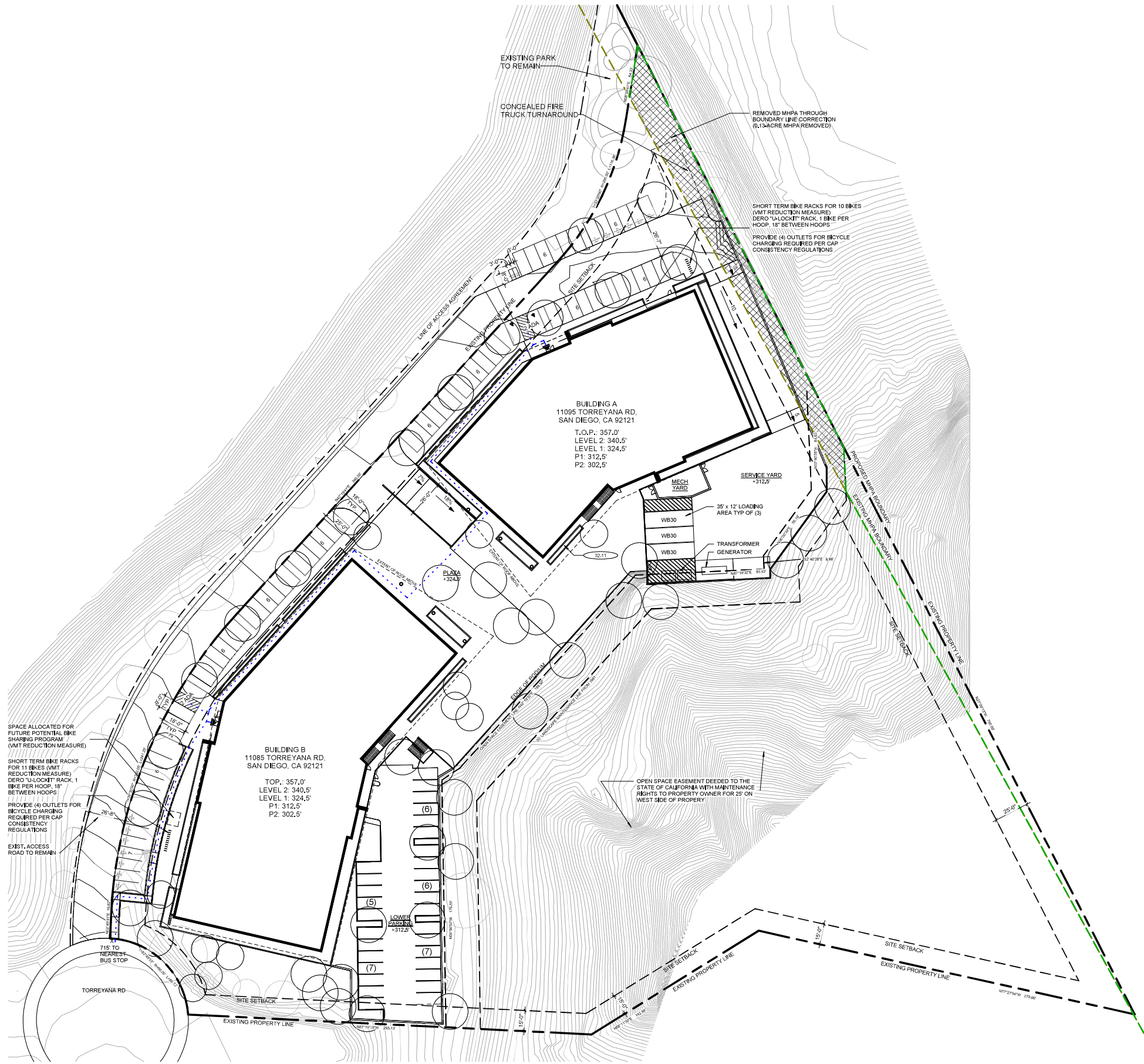
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4499 Ruffin Road
Suite 300
San Diego CA 92123
619 231 0751
www.fpbatch.com

ATTACHMENT 9





1 OVERALL SITE PLAN
A1.1 1" = 30'-0"



SITE PLAN LEGEND

- ACCESSIBLE PATH OF TRAVEL
- LANDSCAPE BUFFER
- EXISTING PROPERTY LINE
- SITE SETBACK
- BRUSH MANAGEMENT ENCROACHMENT
- LIMIT OF WORK
- BUILDING ENTRY
- 5' FROM THE FARTHER OUT FACE OF THE BUILDING
- EXISTING MHPA BOUNDARY
- PROPOSED MHPA BOUNDARY
- REMOVED MHPA THROUGH BOUNDARY LINE CORRECTION (0.13-ACRE MHPA REMOVED)

SITE PLAN GENERAL NOTES

1. NO EXISTING OR PROPOSED TRANSIT STOPS EXIST IMMEDIATELY ADJACENT TO THE SITE
2. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR THE MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 113.0270.A.4.D AND 132.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

KEYNOTES

32.11 RAISED PLANTER

PREPARED BY:	FERGUSON PAPE BALDWIN ARCHITECTS
ADDRESS:	4499 RUFFIN RD, #300 SAN DIEGO, CA 92123
PHONE NO #:	(619) 231-0751 / STEFANIE DEAL
PROJECT ADDRESS:	11085-11095 TORREYANA RD SAN DIEGO, CA 92121
PROJECT NAME:	HEALTHPEAK TORREYANA CAMPUS

SHEET TITLE:
OVERALL SITE PLAN

ORIGINAL PREPARATION DATE: APRIL 6, 2022

MUP PROJECT #: _____

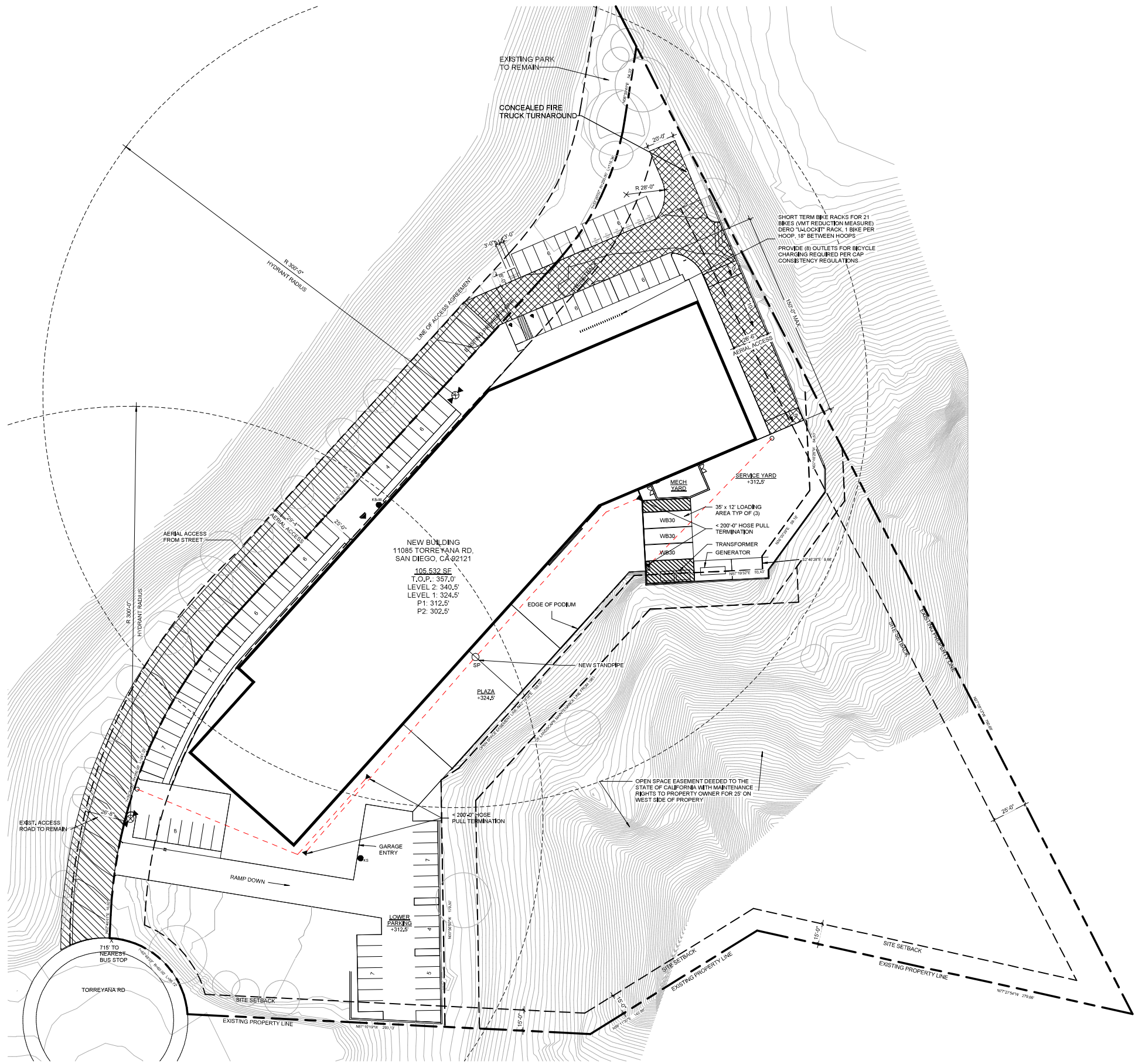
DEP # _____ SHEET: 28 OF 47

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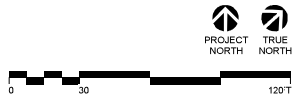
FPBA PROJECT NO.21023

OVERALL SITE PLAN

A1.1



1 DEVELOPMENT OPTION 2 - OVERALL SITE PLAN
A1.1B 1" = 30'-0"



SITE PLAN LEGEND

ATTACHMENT 9

-
- Diagram illustrating setbacks and easements for a building:
- LANDSCAPE BUFFER
 - EXISTING PROPERTY LINE
 - SITE SETBACK
 - BRUSH MANAGEMENT ENCROACHMENT
 - LIMIT OF WORK
 - BUILDING ENTRY
 - 5' FROM THE FARTHER OUT FACE OF THE BUILDING

SITE PLAN GENERAL NOTES

1. NO EXISTING OR PROPOSED TRANSIT STOPS EXIST IMMEDIATELY ADJACENT TO THE SITE
2. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR THE MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 113.0270.A.4.D AND 132.0505), HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

BUILDING SF: 105,532 SF
PARKING: ~298 SPACES ($>2.5/1000SF=264$ SPACES)

SEE FIRE ACCESS PLAN SHEET A1.2 FOR BALANCE OF FIRE ACCESS
PLAN NOTES

FIRE ACCESS PLAN LEGEND

- | | |
|---|---|
|  | EXISTING FIRE TRUCK ACCESS LANE |
|  | NEW FIRE TRUCK ACCESS LANE |
|  | BOLD DASHED LINE DENOTES STAMPED FIRE LANE IDENTIFICATION MARKING IN NEW FIRE TRUCK ACCESS LANE. SEE LANDSCAPE PLANS FOR LOCATION AND ADDITIONAL INFORMATION, TYPICAL. |
|  | LINE OF WORK |
|  | BOLD LINE DENOTES RED CURB. PART RED CURB WITH WHITE TEXT READING "NO PARKING FIRE LANE" EVERY 30' (UNLESS OTHERWISE NOTED) SEE DETAIL FOR ADDITIONAL INFORMATION, TYPICAL. |
|  | EXISTING RED CURB TO REMAIN |
|  | NEW FIRE HYDRANT PER CML |
|  | WALL MOUNTED KNOB BOX FOR FIRE DEPARTMENT ACCESS AT BUILDING ENTRY |
|  | KNOB SWITCH MOUNTED TO PEDESTAL FOR FIRE DEPARTMENT ACCESS AT GARAGE ROLLUP ENTRY GATE |
|  | 300' DISTANCE FROM FIRE HYDRANTS TO FIRST STORY OF SPRINKLERED BUILDING |
|  | POST INDICATOR VALVE |
|  | 200' HOSE PULL START |
|  | 200' HOSE PULL LENGTH |
|  | 200' HOSE PULL TERMINATION |
|  | SURFACE MOUNTED ALARM BELL |

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ADDRESS: 4499 RUFFIN RD. #300
SAN DIEGO, CA 92123

PHONE NO #: (619) 231-0751 / STEFANIE DEAL

PROJECT ADDRESS: 11085-11095 TORREYANA RD
SAN DIEGO, CA 92121

PROJECT NAME: HEALTHPEAK TORREYANA CAMPUS

SHEET TITLE:

DEVELOPMENT OPTION 2

MUP PROJECT #: _____

MUP PROJECT #: _____

DEP #: _____ SHEET: 29 OF 47

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4499 Ruffin Road
Suite 300
San Diego CA 92123
619 231 0751
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HEALTHPEAK TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121

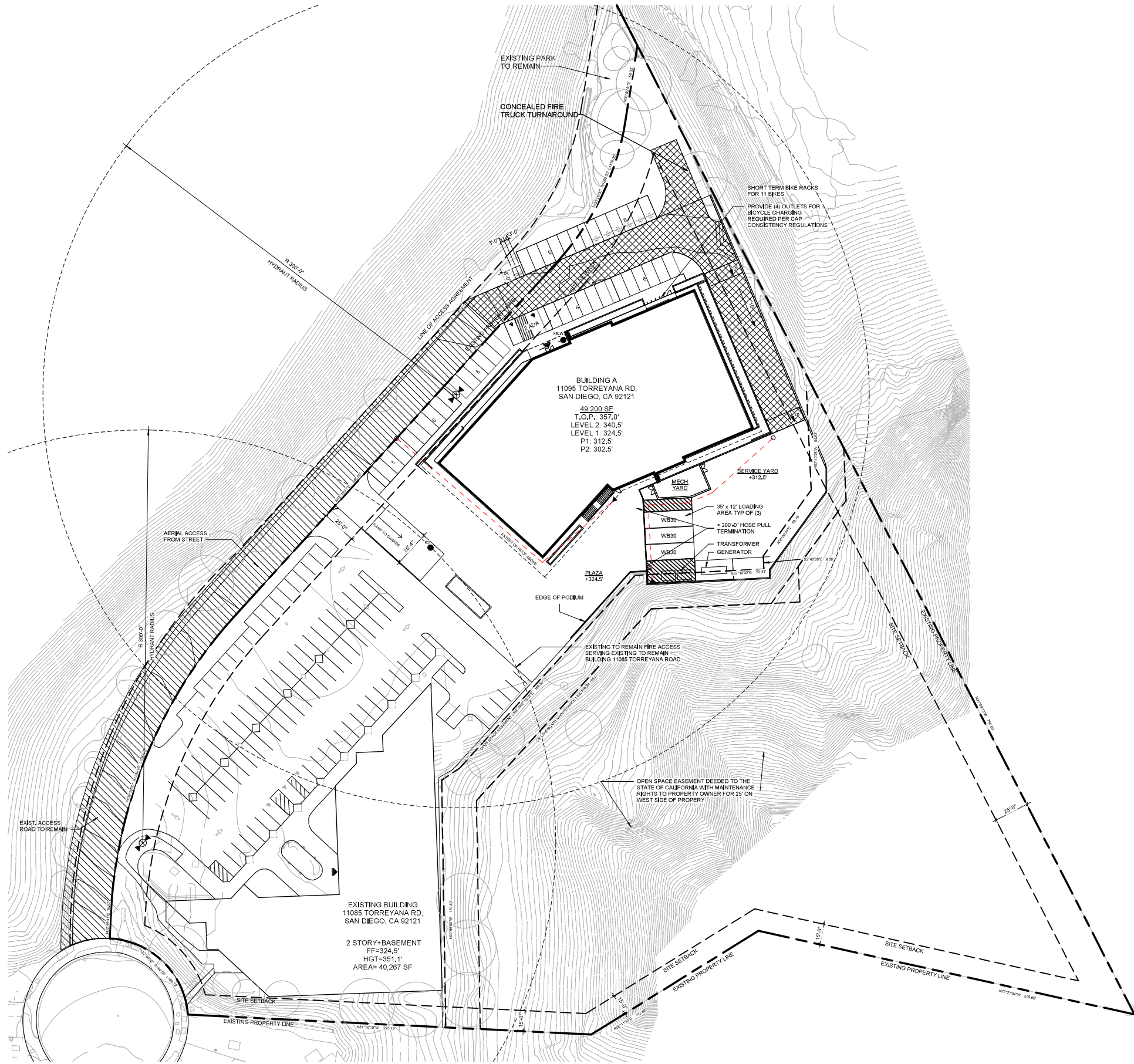
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LIFE SCIENCE PROPERTIES

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FPBA PROJECT NO.2102

DEVELOPMENT OPTION 2

A1.1B



1 DEVELOPMENT OPTION 3 - OVERALL SITE PLAN
A1.1C 1" = 30'-0"



SITE PLAN LEGEND

ATTACHMENT 9

-
- Diagram illustrating property boundaries and setbacks:
- LANDSCAPE BUFFER
 - EXISTING PROPERTY LINE
 - SITE SETBACK
 - BRUSH MANAGEMENT ENCROACHMENT
 - LIMIT OF WORK
 - BUILDING ENTRY
 - 5' FROM THE FARTHER OUT FACE OF THE BUILDING

SITE PLAN GENERAL NOTES

1. NO EXISTING OR PROPOSED TRANSIT STOPS EXIST
2. IMMEDIATELY ADJACENT TO THE SITE
3. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE
4. REQUIREMENTS FOR THE MAXIMUM HEIGHT OF THE
5. STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS
6. 113.0270.A.4.D AND 132.0505). HIGHEST POINT ON ROOF
7. EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION
8. SHALL NOT EXCEED 30 FEET ABOVE GRADE.

BUILDING SF:
 11095: 49,200 SF
 EXISTING/11085: 40,000 SF
 TOTAL: 89,200 SF
 PARKING:
 11095: 146 SPACES
 EXISTING/11085: 120 SPACES
 TOTAL: 266 SPACES (>2,5/1000SF=221 SPACES)

SEE FIRE ACCESS PLAN SHEET A1.2 FOR BALANCE OF FIRE ACCESS PLAN NOTES

FIRE ACCESS PLAN LEGEND

- | | |
|---|--|
|  | EXISTING FIRE TRUCK ACCESS LANE |
|  | NEW FIRE TRUCK ACCESS LANE |
|  | BOLD DASHED LINE DENOTES STAMPED FIRE LANE IDENTIFICATION MARKING IN NEW FIRE TRUCK ACCESS LANE. SEE LANDSCAPE PLANS FOR LOCATION AND ADDITIONAL INFORMATION, IF TYPICAL. |
|  | LINE OF WORK |
|  | BOLD LINE DENOTES RED CURB. PAINT CURB RED WITH WHITE TEXT READING "NO PARKING FIRE LANE" EVERY 30' (UNLESS OTHERWISE NOTED, SEE DETAIL FOR ADDITIONAL INFORMATION, TYPICAL) |
|  | EXISTING RED CURB TO REMAIN |
|  | NEW FIRE HYDRANT PER CDB |
|  | KNOB MOUNTED IN/ON BOX FOR FIRE DEPARTMENT ACCESS AT BUILDING ENTRY |
|  | KNOB SWITCH MOUNTED TO PEDestal FOR FIRE DEPARTMENT ACCESS AT GARAGE ROLLUP ENTRY GATE |
|  | 300' DISTANCE FROM FIRE HYDRANTS TO FIRST STORY OF SPARKLEPROOF BUILDING |
|  | POST INDICATOR VALVE |
|  | 200' HOSE PULL START |
|  | 200' HOSE PULL LENGTH |
|  | 200' HOSE PULL TERMINATION |
|  | SURFACE MOUNTED ALARM BELL |

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ADDRESS: 4499 RUFFIN RD. #300
SAN DIEGO, CA 92123

PHONE NO #: (619) 231-0751 / STEFANIE DEAL

PROJECT ADDRESS: 11085-11095 TORREYANA RD
SAN DIEGO, CA 92121

PROJECT NAME: HEALTHPEAK TORREYANA CAMPUS

SHEET TITLE:

DEVELOPMENT OPTION 3

MUP PROJECT #: _____

DEF #

SHEET: 30 OF 47

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4499 Ruffin Road
Suite 300
San Diego CA 92123
619 231 0751
www.fpbarch.com



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HEALTHPEAK PROPERTIES, INC.
HEALTHPEAK TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121

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FPBA PROJECT NO.21023

DEVELOPMENT OPTION 3

A1.1C

 EXISTING FIRE TRUCK ACCESS LANE

 NEW FIRE TRUCK ACCESS LANE

 BOLD DASHED LINE DENOTES STAMPED FIRE LANE IDENTIFICATION MARKING IN NEW FIRE TRUCK ACCESS LANE. SEE LANDSCAPE PLANS FOR LOCATION AND ADDITIONAL INFORMATION, TYPICAL.

 LIMIT OF WORK

 BOLD LINE DENOTES RED CURB. PAINT CURB RED WITH WHITE TEXT READING "NO PARKING FIRE LANE" EVERY 50' (UNLESS OTHERWISE NOTED) (SEE DETAIL FOR ADDITIONAL INFORMATION, TYPICAL)

 EXISTING RED CURB TO REMAIN

 NEW FIRE HYDRANT PER CBL

 BULKY WALL MOUNTED KNOX BOX FOR FIRE DEPARTMENT ACCESS AT BUILDING ENTRY

 KS KNOX SWITCH MOUNTED TO PEDESTAL FOR FIRE DEPARTMENT ACCESS AT GARAGE ROLL-UP ENTRY GATE

 100' DISTANCE FROM FIRE HYDRANTS TO FIRST STORY OF SPRINKLERED BUILDING

 POST INDICATOR VALVE

 200' HOSE PULL START

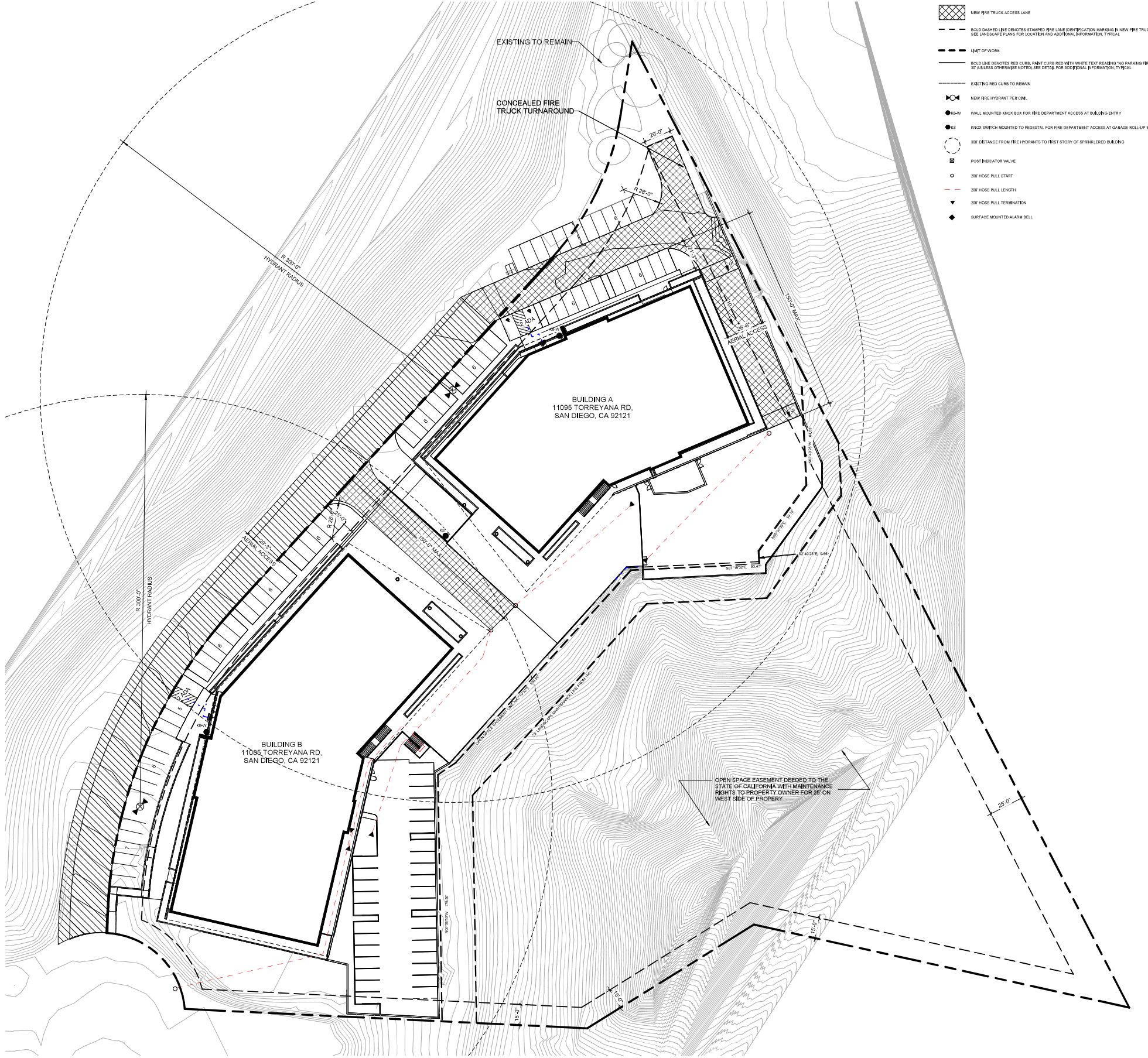
 200' HOSE PULL LENGTH

 200' HOSE PULL TERMINATION

 SURFACE MOUNTED ALARM BELL



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- FIRE ACCESS PLAN LEGEND**
- EXISTING FIRE TRUCK ACCESS LANE
 - NEW FIRE TRUCK ACCESS LANE
 - SOLID DASHED LINE DENOTES STAMPED FIRE LANE IDENTIFICATION MARKINGS IN NEW FIRE TRUCK ACCESS LANE. SEE LANDSCAPE PLANS FOR LOCATION AND ADDITIONAL INFORMATION, TYPICAL.
 - LIMIT OF WORK
 - EXISTING RED CURBS TO REMAIN
 - NEW FIRE HYDRANT PER ONE
 - K&W WALL MOUNTED KEY BOX FOR FIRE DEPARTMENT ACCESS AT BUILDING ENTRY
 - K&S KNOX SWITCH MOUNTED TO PEDESTAL FOR FIRE DEPARTMENT ACCESS AT GARAGE ROLL-UP ENTRY GATE
 - 300' DISTANCE FROM FIRE HYDRANTS TO FIRST STORY OF SPRINKLERED BUILDINGS
 - POST INDICATOR VALVE
 - 200' HOSE PULL START
 - 200' HOSE PULL LENGTH
 - 200' HOSE PULL TERMINATION
 - SURFACE MOUNTED ALARM BELL

- FIRE ACCESS GENERAL NOTES**
- CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE CITY OF SAN DIEGO SHALL BE THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC, CFC, REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THESE CODES.
 - BUILDING ADDRESS NUMBER(S) LOCATION(S) SHALL BE VISIBLE AND LEGIBLE FROM THE STREET/ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.0206.
 - ALL FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES, CFC 903.2.3.
 - FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION, CFC 501.4.
 - DEAD END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS, CFC 503.2.3, SEE APPENDIX D CFC FIGURE D103.1 RADIUS 30' INSIDE 50' OUTSIDE.
 - ANY HAMMERHEAD TURNAROUND/CUL-DE-SAC SHALL BE PROVIDED IN ACCORDANCE WITH APPENDIX D CFC, FIGURE D103.1, ALL DIMENSIONS HAVE BEEN SHOWN ON THE FIRE ACCESS PLAN, TURN RADIUS 30' INSIDE 50' OUTSIDE, SDFD FPB POLICY A-14.1.
 - ALL FEATURES OF THE FIRE ACCESS ROADS INCLUDING TURNING RADIUS AND DEAD END DESIGN WILL BE IN ACCORDANCE WITH CFC 503 AND APPENDIX D.
 - AERIAL FIRE ACCESS ROAD(S) ADJACENT TO BUILDINGS THAT ARE GREATER THAN 30 FEET IN HEIGHT FROM GRADE PLAN SHALL HAVE A MINIMUM WIDTH OF 26 FEET. THE PROXIMAL EDGE OF AERIAL FIRE ACCESS SHALL BE A MINIMUM OF 15-30 FEET FROM THE BUILDING FACADE(S) AND/OR PLUMB LINE OF EAVE(S). AERIAL ACCESS SHALL BE PROVIDED ALONG ONE ENTIRE LONG SIDE(S) OF THE BUILDING(S), SHOW ALL PROPOSED LOCATIONS WHERE AERIAL ACCESS IS BEING PROVIDED. (SEE FPB POLICY A-14.1).
 - OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED OVER THE AERIAL FIRE APPARATUS ACCESS ROAD OR BETWEEN THE AERIAL FIRE APPARATUS ROAD AND THE BUILDING. OTHER OBSTRUCTIONS SHALL BE PERMITTED TO BE PLACED WITH THE APPROVAL OF THE FIRE CODE OFFICIAL, PER CFC 105.4.
 - POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE, CFC 912.2.1.
 - ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14.1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROAD/LANE. HOSE CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S), THE MAXIMUM HOSE PULL IS 200'. FOR NONSPRINKLERED BUILDING(S), THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.
 - ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 500' OF THE PROJECT AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT, SD ORDINANCE 17927.
 - CFC 507.5.5 - CLEAR SPACE AROUND HYDRANTS: A 3 FOOT RADIUS CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
 - SAN DIEGO MUNICIPAL CODE SECTION 55.0507 ITEM (C) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF OR REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED IN ROAD/LANE AND/OR BETWEEN CURBS. THE MARKERS SHALL BE AT RIGHT ANGLE TO THE HYDRANT.
 - CFC 507.5.6 - PHYSICAL PROTECTION: IF ADDITIONAL HYDRANTS ARE REQUIRED AND/OR WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, VEHICLE IMPACT PROTECTION(S) OR OTHER APPROVED MEANS SHALL BE PROVIDED WITHIN SECTION 507.5.6.
 - ALL RED CURBING PARKING SIGN AREAS HAVE BEEN SHOWN WITH A KEY INDICATOR. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES, WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS. THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14.1.
 - THE LOCATION(S) OF APPROVED "KNOX" KEY BOX ARE SHOWN ON THE FIRE ACCESS PLAN AND FOLLOW THE SAN DIEGO FIRE DEPARTMENT FPB POLICY K-15.2.
 - AN APPROVED VEHICLE SYSTEM AND/OR KNOX KEYSWITCH OVERRIDE SHALL BE PROVIDED FOR ALL VEHICLE ENTRY AND/OR EMERGENCY VEHICLE ENTRY POINTS TO THE PROJECT SITE. LOCATIONS TO BE APPROVED BY FIRE ACCESS REVIEWER, CFC SECTION 506.
 - WHERE SECURITY GATES ARE INSTALLED, GATES SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN:
ACCORDANCE WITH UL 325, GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200, CFC 903.6.
 - AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10-BC SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FOOT OR PORTION THEREOF ON EACH FLOOR, CFC SEC.906.
 - STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD (2A10BC) AS FOLLOWS:
 - AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
 - IN EVERY STORAGE AND CONSTRUCTION SHED.
 - ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS, CFC 3315.
 - PROVIDE STAIRWAY IDENTIFICATION SIGNS PER CFC 1023.9 - 1023.9.1.
 - EXTERIOR DOORS AND OPENINGS REQUIRED BY CFC10BC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL, CFC SECTION 504.
 - VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RIBERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION:
OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
 - DECORATIVE MATERIALS SHALL BE PROVIDED AND/OR MAINTAINED IN A FLAME-RETARDANT CONDITION, CFC SECTION 804.
 - ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
 - FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER, ROOMS CONTAINING CONTROLS FOR A/C SYSTEMS, SPRINKLER RIBERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
 - FUEL TANKS (TO INCLUDE BELLY TANKS OF GENERATOR EQUIPMENT) REQUIRE PLAN CHECK AND APPROVAL FROM THE TECHNICAL SERVICES SECTION OF THE FIRE DEPARTMENT, TO OBTAIN A BUILDING PERMIT/TANK NUMBER REQUEST A REVIEW FOR PERMIT CALL (619) 534-4477 TO SCHEDULE AN APPOINTMENT. BUILDING FINAL WILL NOT BE APPROVED UNTIL THE TANK PERMIT HAS BEEN APPROVED.
 - WHENEVER A FIRE ACCESS LANE/ROAD CROSSES OVER ANY PORTION OF A PROPERTY AND/OR LOT LINE, IT SHALL BE THE APPLICANTS RESPONSIBILITY TO PROVIDE THE ENTIRETY OF AN EASEMENT AND/OR LOT EASEMENT DOCUMENT THAT SPECIFICALLY DEFINES THE PORTION OF PULL THAT IS TO BE SECURED FOR "FIRE ACCESS". A GENERAL ACCESS DOCUMENT WILL NOT BE APPROVED. SPECIFIC PORTION(S) OF ACCESS SHALL BE DENOTED VIA LEAD LINE NOTATION WITH THE DOCUMENT TYPE AND DOCUMENT NUMBER.
 - WHENEVER FIRE ACCESS SHALL BE PROVIDED ON TOP OR OVER A PODIUM AND/OR PARKING STRUCTURE, THE APPLICANT SHALL DISCLOSE THE INTENT FOR THIS TYPE OF ACCESS. THE APPLICANT SHALL ALSO CLEARLY PROVIDE THE FOOTPRINT OUTLINE OF ANY PODIUMS IN RELATION TO ANY ADJACENT FIRE ACCESS LANE AND/OR ROAD. IF, BY DESIGN THE FIRE ACCESS IS INTENDED TO BE ON OR OVER A PODIUMS, THERE ARE VERY SPECIFIC REQUIREMENTS THAT WILL NEED TO BE ADDRESSED FOR APPROVAL AND COMPLIANCE.



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HEALTHPEAK PROPERTIES, INC.
HEALTHPEAK TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121



PREPARED BY:	FERGUSON PAPE BALDWIN ARCHITECTS
ADDRESS:	4499 RUFFIN RD, #300 SAN DIEGO, CA 92123
PHONE NO #:	(619) 231-0751 / STEFANIE DEAL
PROJECT ADDRESS:	11085-11095 TORREYANA RD SAN DIEGO, CA 92121
PROJECT NAME:	HEALTHPEAK TORREYANA CAMPUS
SHEET TITLE:	FIRE ACCESS PLAN
ORIGINAL PREPARATION DATE:	APRIL 6, 2022
MUP PROJECT #:	
DEP #:	
SHEET:	32 OF 47

DESCRIPTION	NO.	DATE
DEVELOPMENT PERMIT SUBMITTAL	A	04/06/2022
DEVELOPMENT PERMIT RESUBMITTAL 1	B	08/09/2022
DEVELOPMENT PERMIT RESUBMITTAL 2	C	10/11/2023
DEVELOPMENT PERMIT RESUBMITTAL 3	D	01/18/2024
DEVELOPMENT PERMIT RESUBMITTAL 4	E	08/21/2024

FPBA PROJECT NO.21023

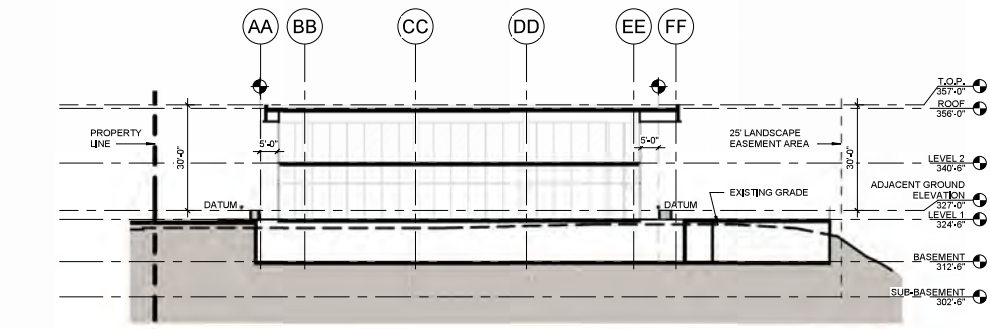
FIRE ACCESS PLAN

A1.2

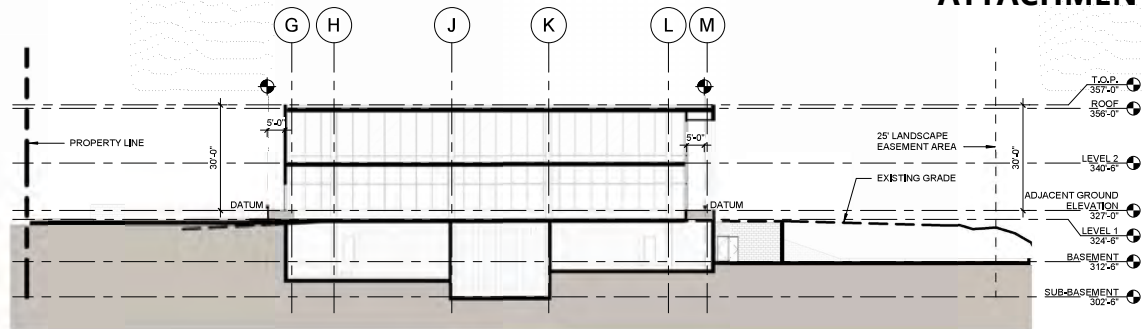
1 FIRE ACCESS PLAN
A1.2 1" = 30'-0"



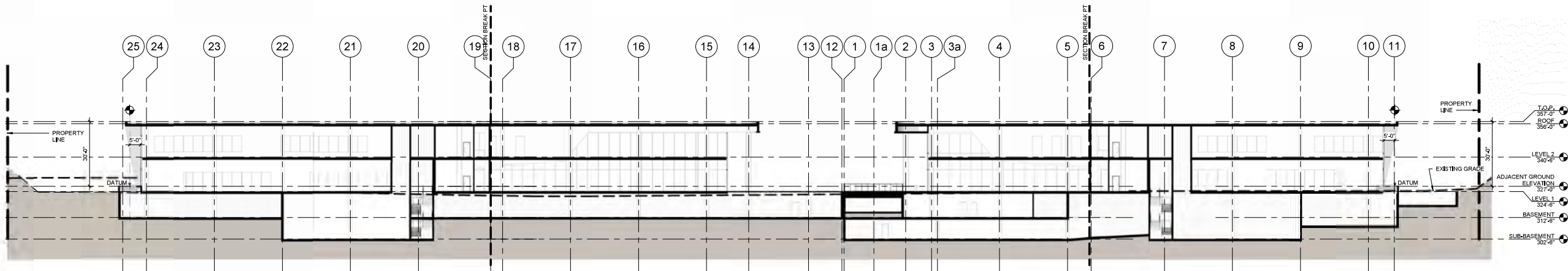
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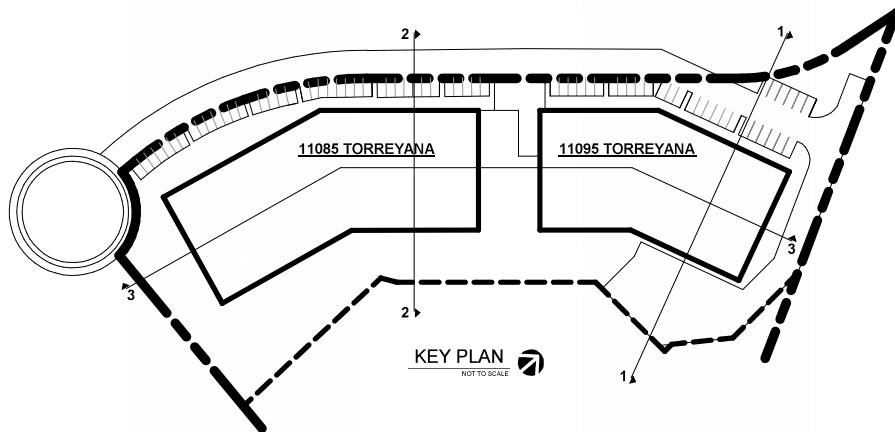
2 SITE SECTION - 11085 TORREYANA
1" = 20'-0"



1 SITE SECTION - 11095 TORREYANA
1" = 20'-0"



3 SITE SECTION - CROSS SECTION
1" = 20'-0"



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PROJECT ADDRESS:	11085-11095 TORREYANA RD SAN DIEGO, CA 92121
PROJECT NAME:	HEALTHPEAK TORREYANA CAMPUS
SHEET TITLE:	SITE SECTIONS
ORIGINAL PREPARATION DATE:	APRIL 6, 2022
MUP PROJECT #:	
DEP #:	
SHEET:	33 OF 47

ATTACHMENT 9

FERGUSON
PAPE
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ARCHITECTS

4499 Ruffin Road
Suite 300
San Diego CA 92123
619 231 0751
www.fpbarch.com



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HEALTHPEAK PROPERTIES, INC.
HEALTHPEAK TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121

Healthpeak
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DESCRIPTION	NO.	DATE
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DEVELOPMENT PERMIT RESUBMITTAL 2	C	10/11/2023
DEVELOPMENT PERMIT RESUBMITTAL 3	D	01/18/2024
DEVELOPMENT PERMIT RESUBMITTAL 4	E	08/21/2024

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SITE SECTIONS

A1.3

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ATTACHMENT 9

LEGEND

DENOTES AREA TO BE INCLUDED WITHIN COVENANT OF EASEMENT (104,800 SF)

EXISTING 25-FOOT LANDSCAPE MAINTENANCE AREA WITH SELECT ALLOWABLE SITE USES TO REMAIN IN EXISTING OPEN SPACE EASEMENT

FERGUSON
PAPE
BALDWIN
ARCHITECTS

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619 231 0751
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HEALTHPEAK PROPERTIES, INC.
HEALTHPEAK TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121

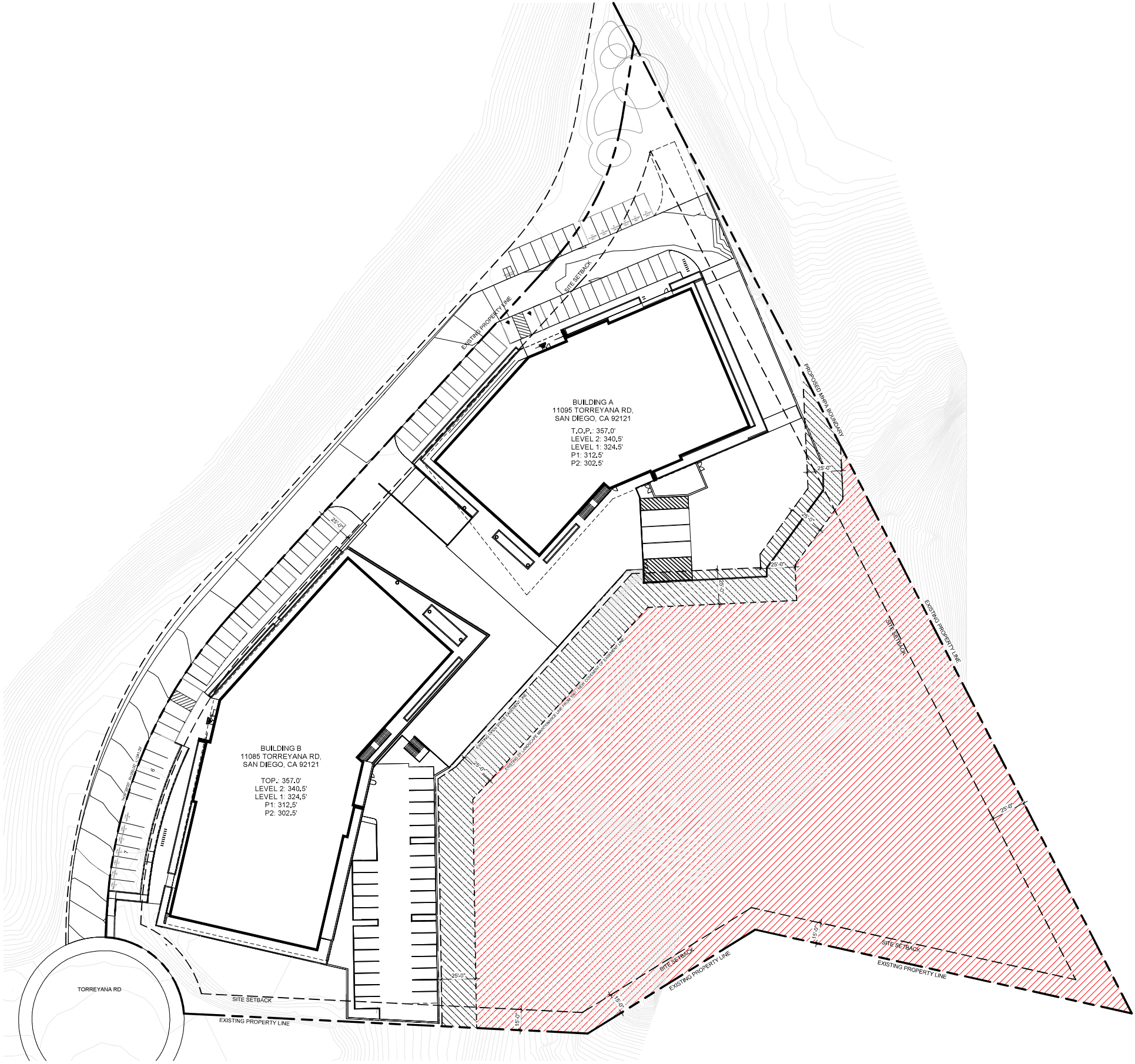


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DEVELOPMENT PERMIT RESUBMITTAL 3 SUP SHEET	B	02/01/2024
DEVELOPMENT PERMIT RESUBMITTAL 4	C	08/21/2024

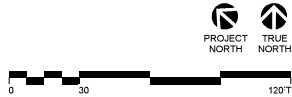
FPBA PROJECT NO.21023

COVENANT OF
EASEMENT
PLAN

A1.4



1 OVERALL SITE PLAN FOR COVENANT OF EASEMENT
A1.4 1" = 30'-0"



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SAN DIEGO, CA 92123

PHONE NO #: (619) 231-0751 / STEFANIE DEAL

PROJECT ADDRESS: 11085-11095 TORREYANA RD
SAN DIEGO, CA 92121

PROJECT NAME: HEALTHPEAK TORREYANA CAMPUS

SHEET TITLE: COVENANT OF EASEMENT PLAN

ORIGINAL PREPARATION DATE: APRIL 6, 2022

MUP PROJECT #: _____

DEP #: _____ SHEET: 34 OF 47



NOTE:
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HEALTHPEAK PROPERTIES, INC.
HEALTHPEAK TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121

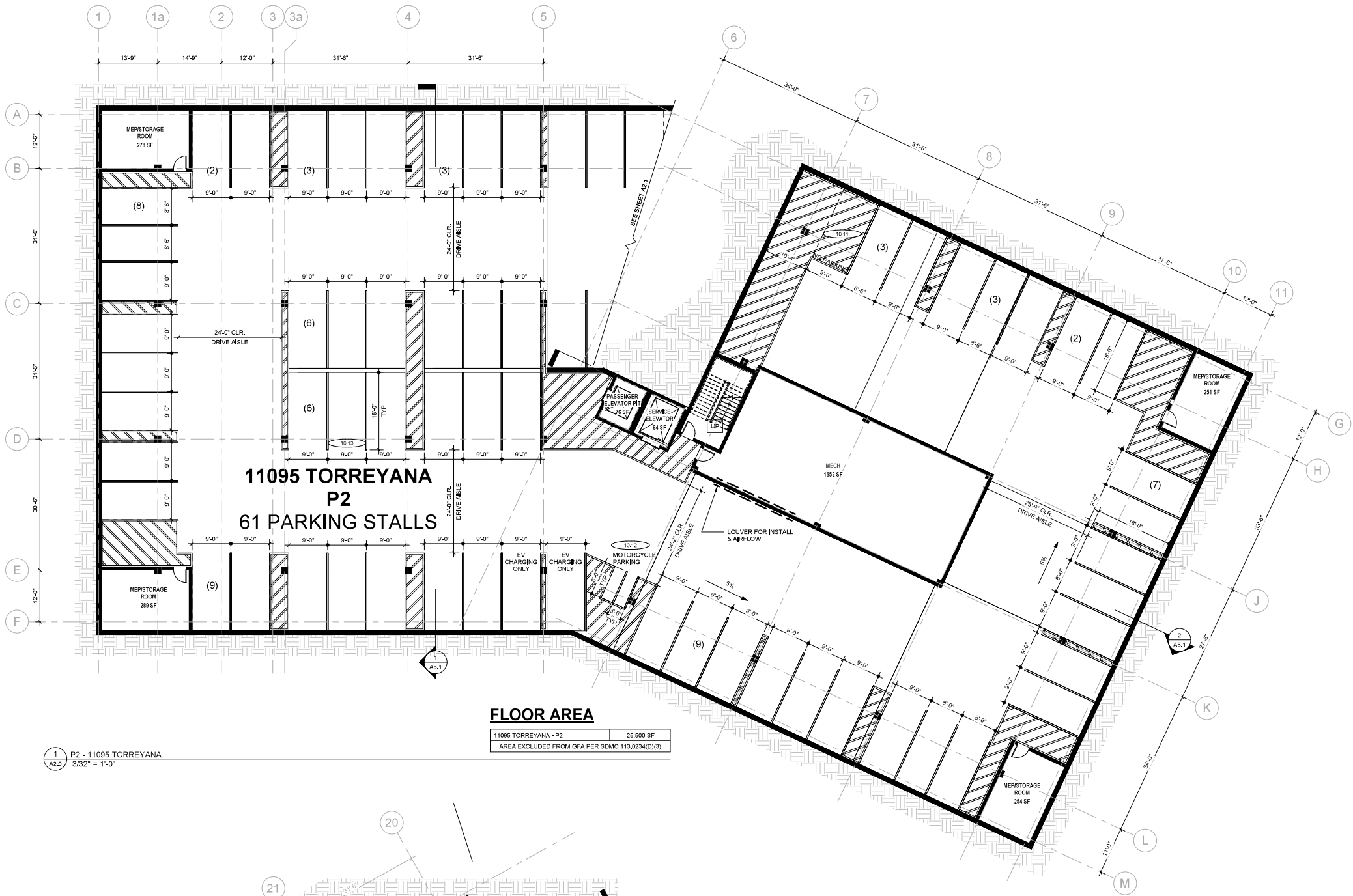


DESCRIPTION	NO.	DATE
DEVELOPMENT PERMIT SUBMITTAL	A	04/06/2022
DEVELOPMENT PERMIT RESUBMITTAL 1	B	08/09/2022
DEVELOPMENT PERMIT RESUBMITTAL 2	C	10/11/2023
DEVELOPMENT PERMIT RESUBMITTAL 3	D	01/18/2024
DEVELOPMENT PERMIT RESUBMITTAL 4	E	08/21/2024

FPBA PROJECT NO.21023

P2 FLOOR PLAN
- 11085/ 11095
TORREYANA

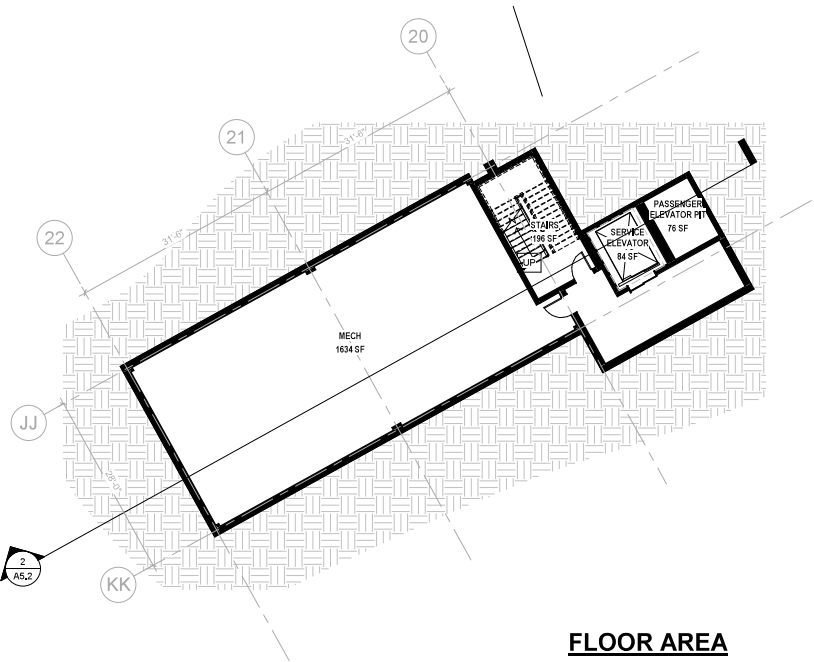
A2.0



FLOOR AREA

11095 TORREYANA - P2	25,500 SF
AREA EXCLUDED FROM GFA PER SDMC 113.0234(D)(3)	

1
A2.0
P2 - 11095 TORREYANA
3/32" = 1'-0"



FLOOR AREA

11085 TORREYANA - P2	2,500 SF
AREA EXCLUDED FROM GFA PER SDMC 113.0234(D)(3)	

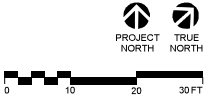
2
A2.0
P2 - 11085 TORREYANA
3/32" = 1'-0"

GENERAL NOTES

- PLUMBING FIXTURES NOT TO EXCEED MAXIMUM FLOW RATES AS SPECIFIED IN TABLE A5.303.2.3.1. APPLIANCES AND FIXTURES TO MEET PROVISIONS OF SECTION A5.303.3 OF THE CALIFORNIA GREEN BUILDING CODE

KEYNOTES

- 10.11 PARKING TURNAROUND AREA PER SDMC SECTION 142.0560(D)(3)
10.12 ALL MOTORCYCLE PARKING SPACES 3'X5' MINIMUM UNLESS OTHERWISE NOTED
10.13 ALL PARKING SPACES 9'X18' MINIMUM UNLESS OTHERWISE NOTED



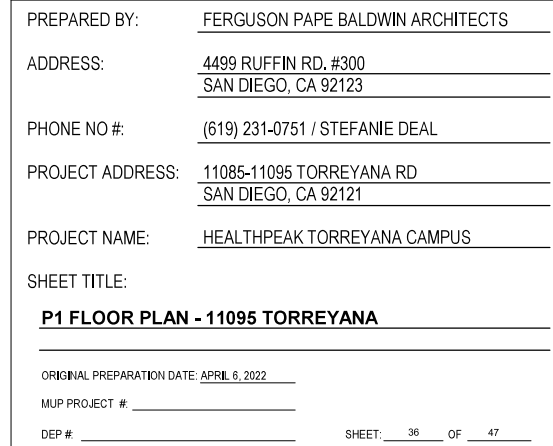
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ADDRESS:	4499 RUFFIN RD, #300 SAN DIEGO, CA 92123
PHONE NO #:	(619) 231-0751 / STEFANIE DEAL
PROJECT ADDRESS:	11085-11095 TORREYANA RD SAN DIEGO, CA 92121
PROJECT NAME:	HEALTHPEAK TORREYANA CAMPUS
SHEET TITLE:	P2 FLOOR PLAN - 11085/ 11095 TORREYANA
ORIGINAL PREPARATION DATE:	APRIL 6, 2022
MUP PROJECT #:	
DEP #:	
SHEET:	35 OF 47

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Healthpeak
LIFE SCIENCE PROPERTIES

A2.1





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HEALTHPEAK PROPERTIES, INC.
HEALTHPEAK TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121



DESCRIPTION	NO.	DATE
DEVELOPMENT PERMIT SUBMITTAL	A	04/06/2022
DEVELOPMENT PERMIT RESUBMITTAL 1	B	08/09/2022
DEVELOPMENT PERMIT RESUBMITTAL 2	C	10/11/2023
DEVELOPMENT PERMIT RESUBMITTAL 3	D	01/18/2024
DEVELOPMENT PERMIT RESUBMITTAL 4	E	08/21/2024

FPBA PROJECT NO.21023

P1 FLOOR PLAN
- 11085
TORREYANA

A2.2

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ADDRESS: 4499 RUFFIN RD. #300
SAN DIEGO, CA 92123

PHONE NO #: (619) 231-0751 / STEFANIE DEAL

PROJECT ADDRESS: 11085-11095 TORREYANA RD
SAN DIEGO, CA 92121

PROJECT NAME: HEALTHPEAK TORREYANA CAMPUS

SHEET TITLE: P1 FLOOR PLAN - 11085 TORREYANA

ORIGINAL PREPARATION DATE: APRIL 6, 2022

MUP PROJECT #: _____

DEP #: _____ SHEET: 37 OF 47

GENERAL NOTES

- PLUMBING FIXTURES NOT TO EXCEED MAXIMUM FLOW RATES AS SPECIFIED IN TABLE A5.303.2.3.1, APPLIANCES AND FIXTURES TO MEET PROVISIONS OF SECTION A5.303.3 OF THE CALIFORNIA GREEN BUILDING CODE

KEYNOTES

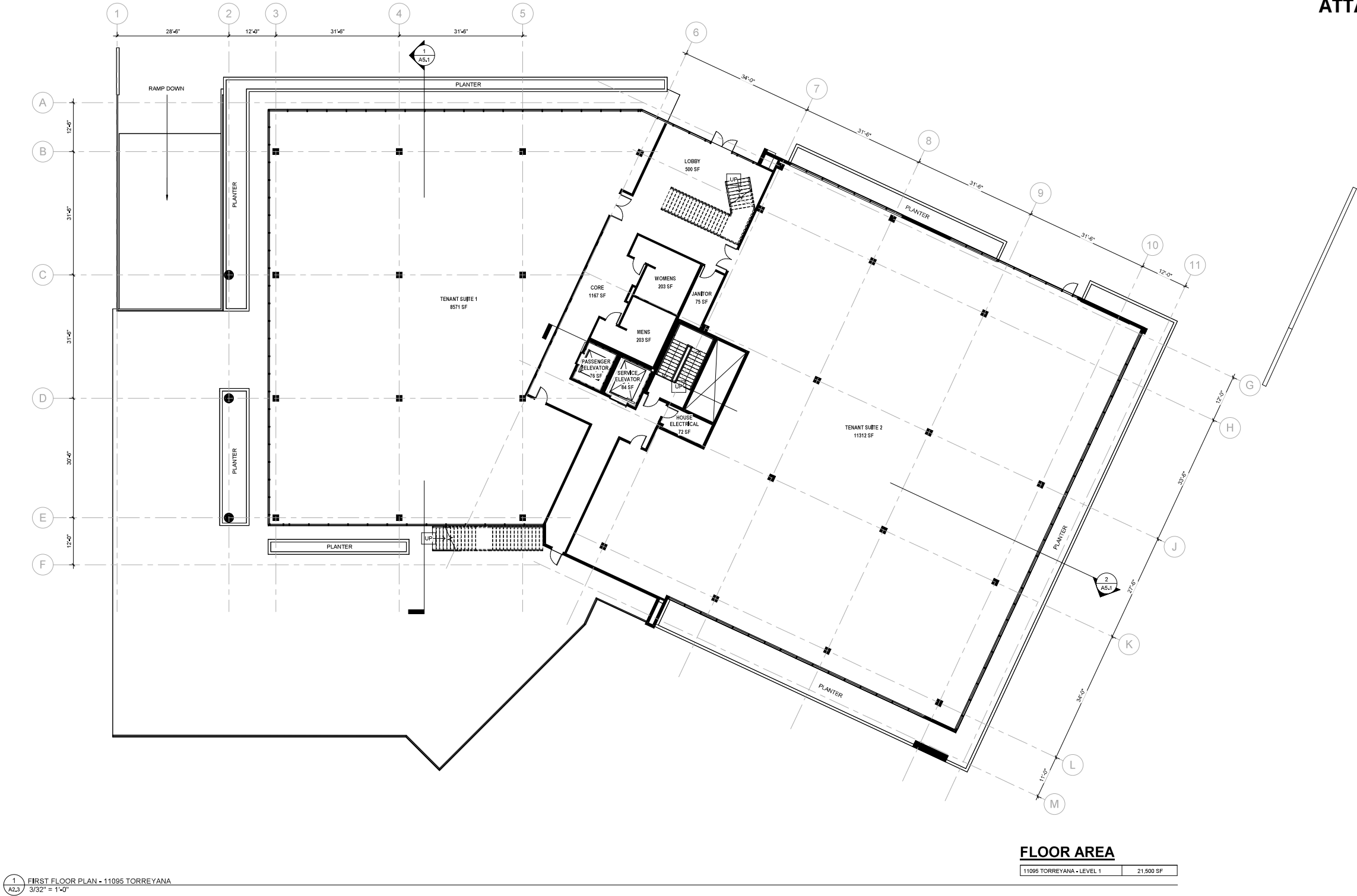
- 10.11 PARKING TURN-AROUND AREA PER SDMC SECTION 142.0560(D)(3)
- 10.12 ALL MOTORCYCLE PARKING SPACES 3'X8' MINIMUM UNLESS OTHERWISE NOTED
- 10.13 ALL PARKING SPACES 9'X18' MINIMUM UNLESS OTHERWISE NOTED

FLOOR AREA

11085 TORREYANA - P1	45,800 SF
LESS SUBTERRANEAN PARKING & MECH	(45,800 SF)
AREA EXCLUDED FROM GFA PER SDMC 113.0234(D)(3)	
REMAINING GFA	



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GENERAL NOTES

1. PLUMBING FIXTURES NOT TO EXCEED MAXIMUM FLOW RATES AS SPECIFIED IN TABLE A5.303.2.3.1, APPLIANCES AND FIXTURES TO MEET PROVISIONS OF SECTION A5.303.3 OF THE CALIFORNIA GREEN BUILDING CODE

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ADDRESS: 4499 RUFFIN RD. #300
SAN DIEGO, CA 92123

PHONE NO #: (619) 231-0751 / STEFANIE DEAL

PROJECT ADDRESS: 11085-11095 TORREYANA RD
SAN DIEGO, CA 92121

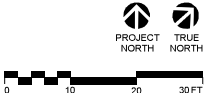
PROJECT NAME: HEALTHPEAK TORREYANA CAMPUS

SHEET TITLE: FIRST FLOOR PLAN - 11095 TORREYANA

ORIGINAL PREPARATION DATE: APRIL 6, 2022

MUP PROJECT #: _____

DEP #: _____ SHEET: 38 OF 47



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HEALTHPEAK PROPERTIES, INC.
HEALTHPEAK TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121



DESCRIPTION	NO.	DATE
DEVELOPMENT PERMIT SUBMITTAL	A	04/06/2022
DEVELOPMENT PERMIT RESUBMITTAL 1	B	08/09/2022
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DEVELOPMENT PERMIT RESUBMITTAL 3	D	01/18/2024
DEVELOPMENT PERMIT RESUBMITTAL 4	E	08/21/2024

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FIRST FLOOR
PLAN - 11095
TORREYANA



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HEALTHPEAK PROPERTIES, INC.
HEALTHPEAK TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121

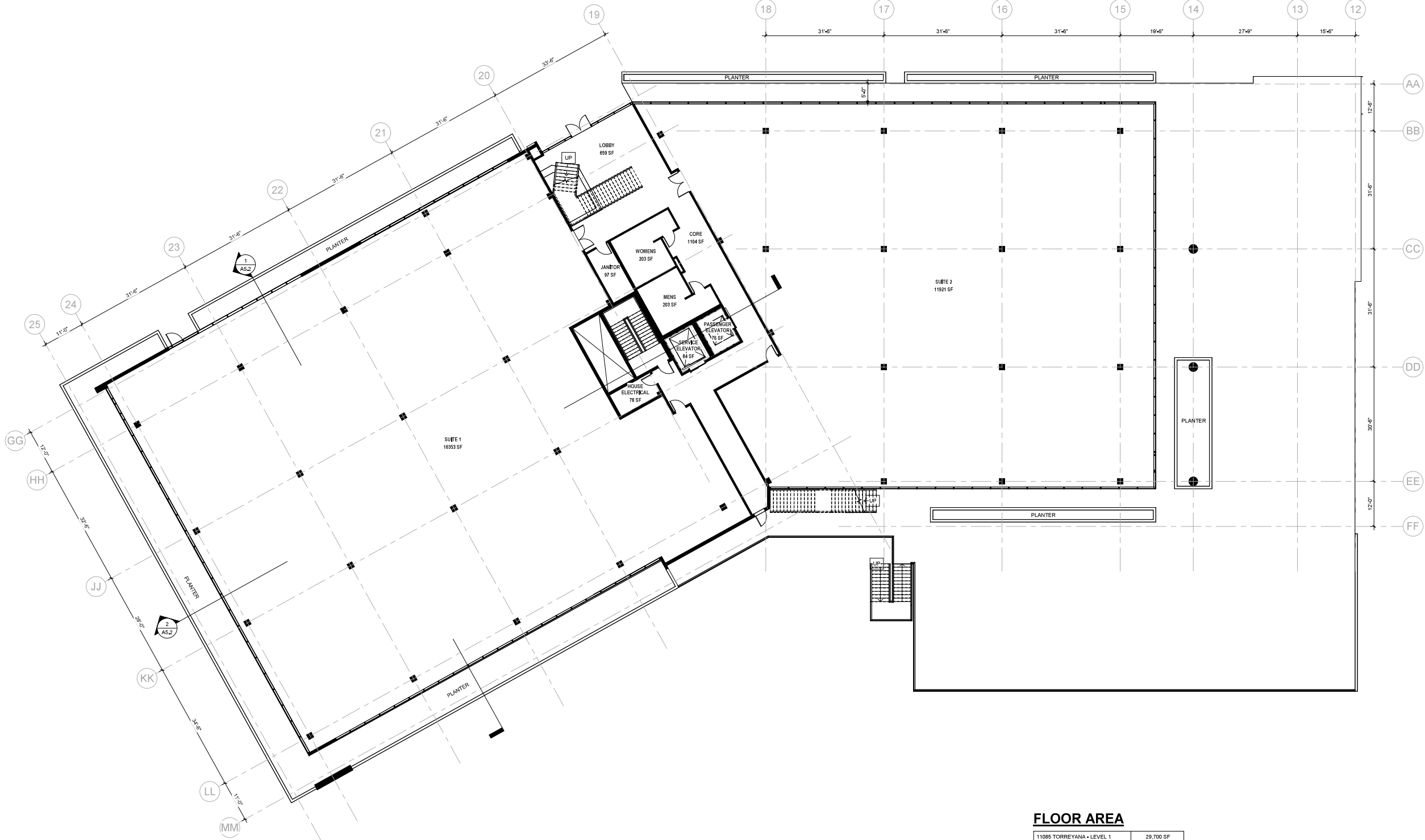


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FIRST FLOOR
PLAN - 11085
TORREYANA

A2.4



1 FIRST FLOOR PLAN - 11085 TORREYANA
A2.4 3/32" = 1'-0"

FLOOR AREA

11085 TORREYANA - LEVEL 1	29,700 SF
---------------------------	-----------

GENERAL NOTES

1. PLUMBING FIXTURES NOT TO EXCEED MAXIMUM FLOW RATES AS SPECIFIED IN TABLE A5.303.2.3.1, APPLIANCES AND FIXTURES TO MEET PROVISIONS OF SECTION A5.303.3 OF THE CALIFORNIA GREEN BUILDING CODE

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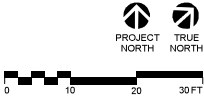
PROJECT NAME: HEALTHPEAK TORREYANA CAMPUS

SHEET TITLE: FIRST FLOOR PLAN - 11085 TORREYANA

ORIGINAL PREPARATION DATE: APRIL 6, 2022

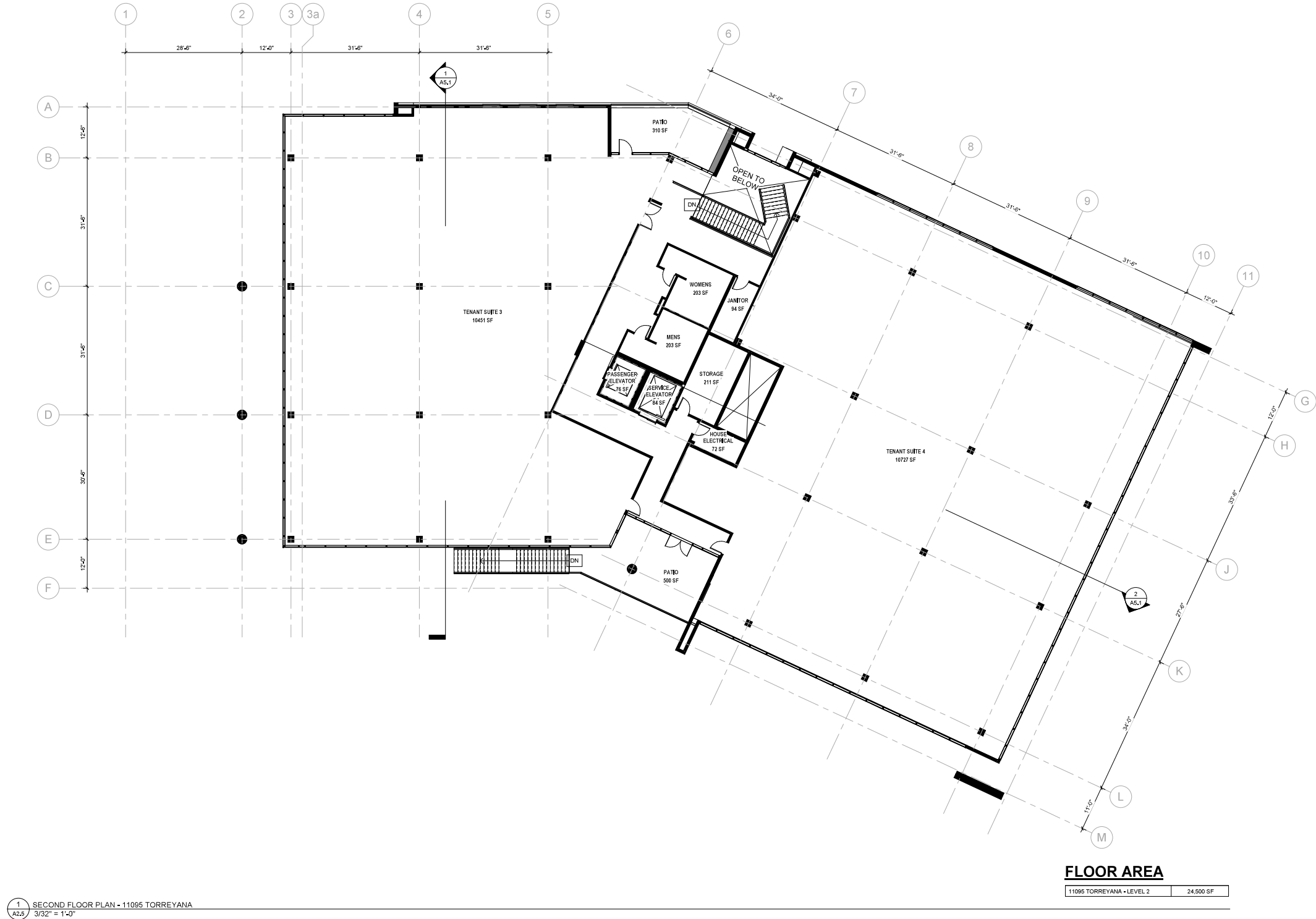
MUP PROJECT #: _____

DEP #: _____ SHEET: 39 OF 47



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HEALTHPEAK TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121



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SECOND FLOOR
PLAN - 11095
TORREYANA



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4499 Ruffin Road
Suite 300
San Diego, CA 92123
619 231 0751
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HEALTHPEAK PROPERTIES, INC.
HEALTHPEAK TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121

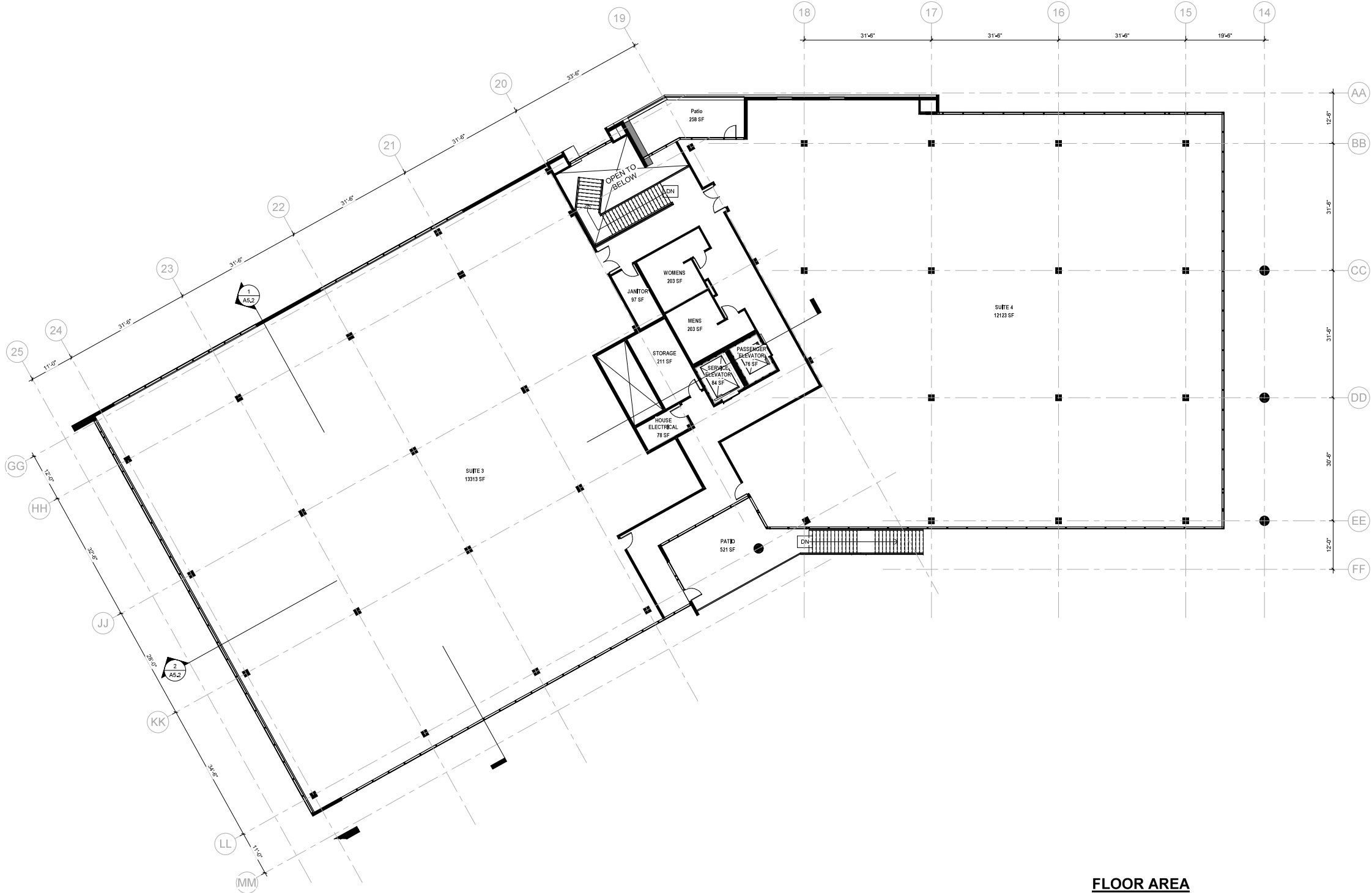


DESCRIPTION	NO.	DATE
DEVELOPMENT PERMIT SUBMITTAL	A	04/06/2022
DEVELOPMENT PERMIT RESUBMITTAL 1	B	08/09/2022
DEVELOPMENT PERMIT RESUBMITTAL 2	C	10/11/2023
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FPBA PROJECT NO.21023

SECOND FLOOR
PLAN - 11085
TORREYANA

A2.6



FLOOR AREA

11085 TORREYANA - LEVEL 2	32,100 SF
---------------------------	-----------

GENERAL NOTES

1. PLUMBING FIXTURES NOT TO EXCEED MAXIMUM FLOW RATES AS SPECIFIED IN TABLE A5.303.2.3.1, APPLIANCES AND FIXTURES TO MEET PROVISIONS OF SECTION A5.303.3 OF THE CALIFORNIA GREEN BUILDING CODE

PREPARED BY: FERGUSON PAPE BALDWIN ARCHITECTS

ADDRESS: 4499 RUFFIN RD. #300
SAN DIEGO, CA 92123

PHONE NO #: (619) 231-0751 / STEFANIE DEAL

PROJECT ADDRESS: 11085-11095 TORREYANA RD
SAN DIEGO, CA 92121

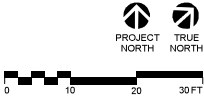
PROJECT NAME: HEALTHPEAK TORREYANA CAMPUS

SHEET TITLE: SECOND FLOOR PLAN - 11085 TORREYANA

ORIGINAL PREPARATION DATE: APRIL 6, 2022

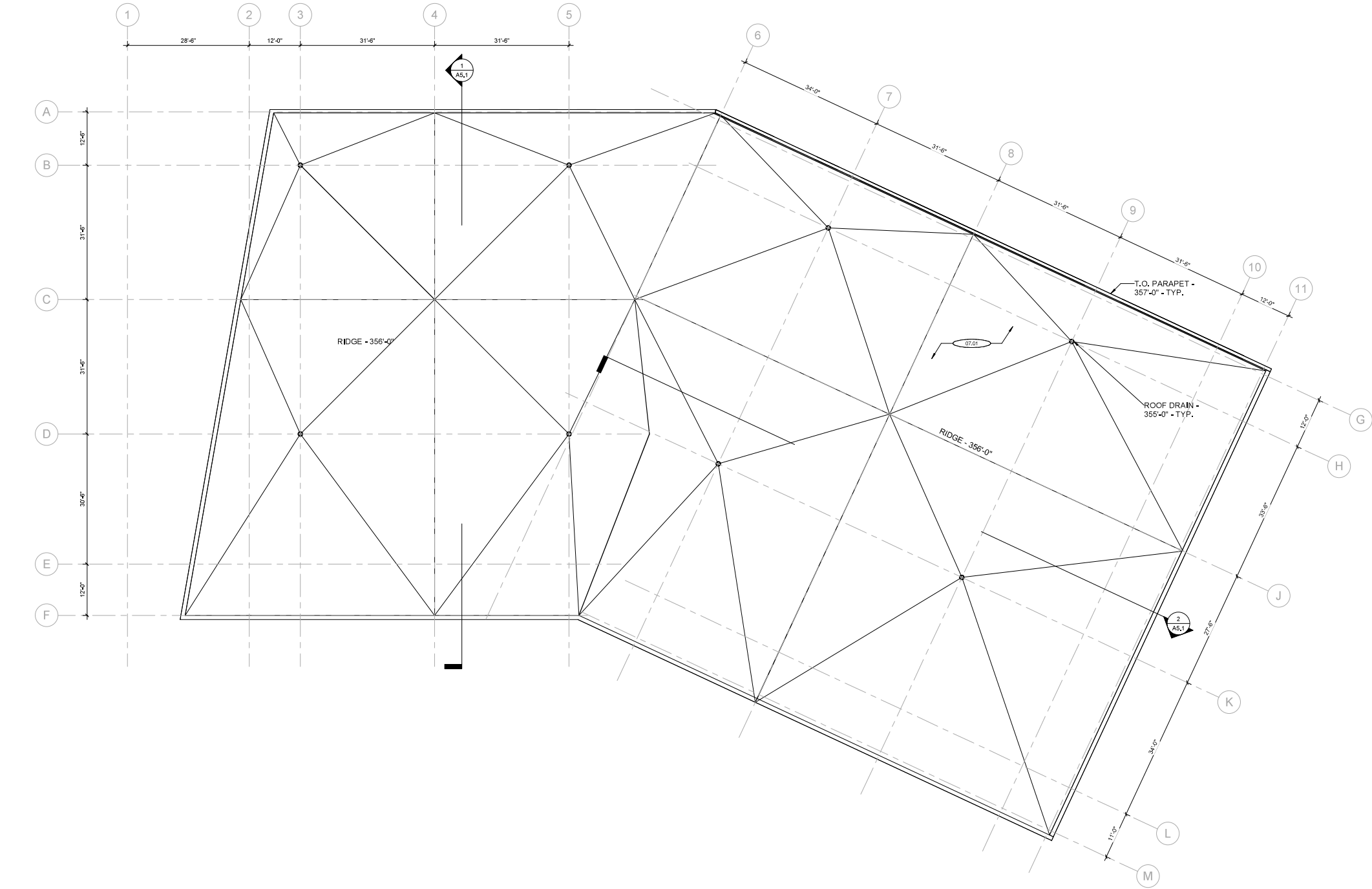
MUP PROJECT #: _____

DEP #: _____ SHEET: 41 OF 47



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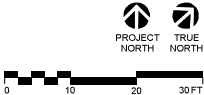
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1 ROOF PLAN - 11095 TORREYANA
3/32" = 1'-0"

KEYNOTES

07.01 80MIL PVC ROOFING WITH A WHITE FINISH THAT COMPLIES WITH CA T24, AND LEED SRG STANDARDS PER ASTM E1990



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PROJECT NAME:	HEALTHPEAK TORREYANA CAMPUS
SHEET TITLE:	ROOF PLAN - 11095 TORREYANA
ORIGINAL PREPARATION DATE:	APRIL 6, 2022
MUP PROJECT #:	
DEP #:	
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ATTACHMENT 9

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HEALTHPEAK PROPERTIES, INC.
HEALTHPEAK TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121



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ROOF PLAN -
11095
TORREYANA

A2.7



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HEALTHPEAK PROPERTIES, INC.
HEALTHPEAK TORREYANA CAMPUS
11085 - 11095 TORREYANA RD
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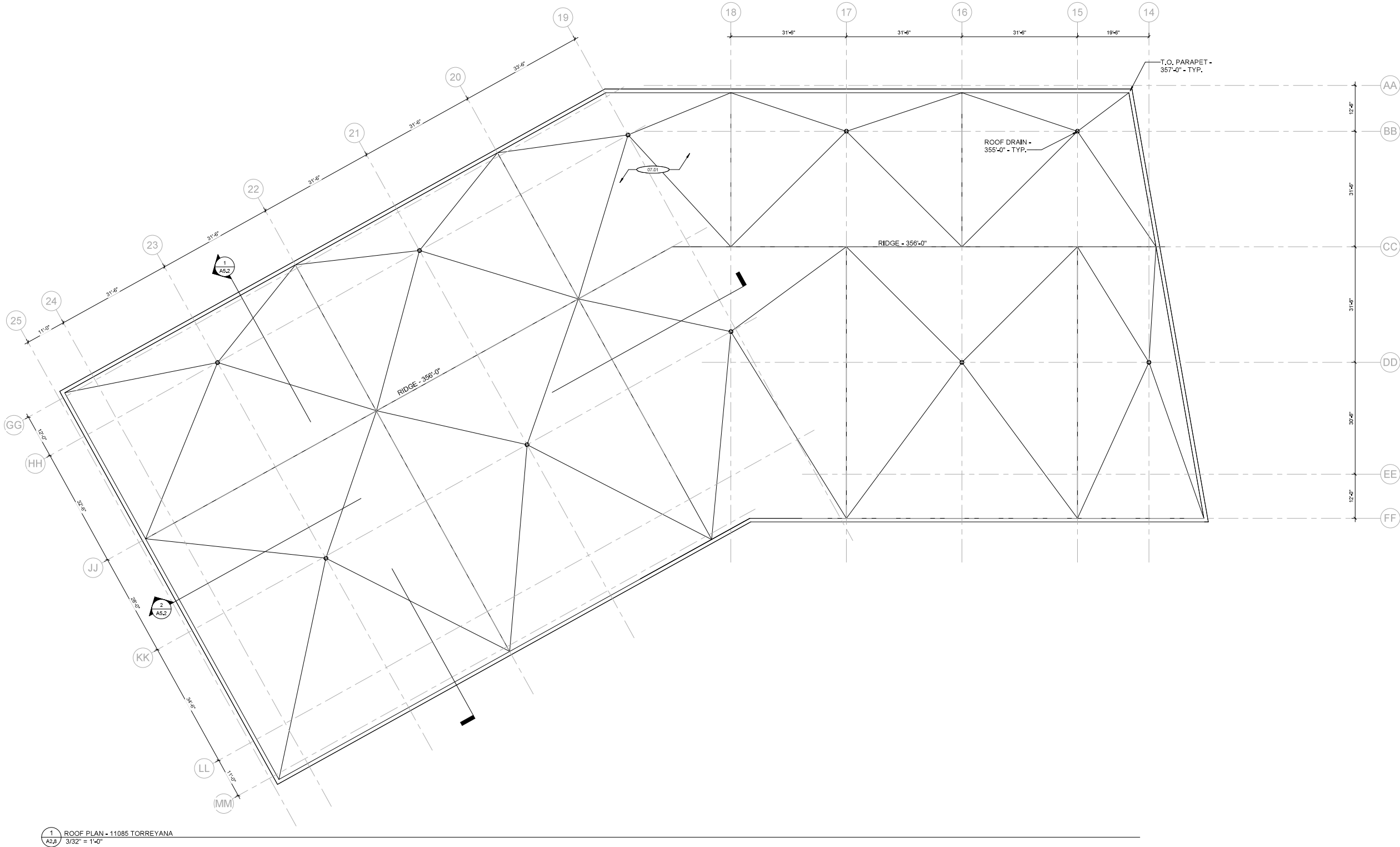


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FPBA PROJECT NO.21023

ROOF PLAN -
11085
TORREYANA

A2.8



KEYNOTES

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SAN DIEGO, CA 92123

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SAN DIEGO, CA 92121

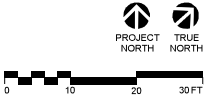
PROJECT NAME: HEALTHPEAK TORREYANA CAMPUS

SHEET TITLE: **ROOF PLAN - 11085 TORREYANA**

ORIGINAL PREPARATION DATE: APRIL 6, 2022

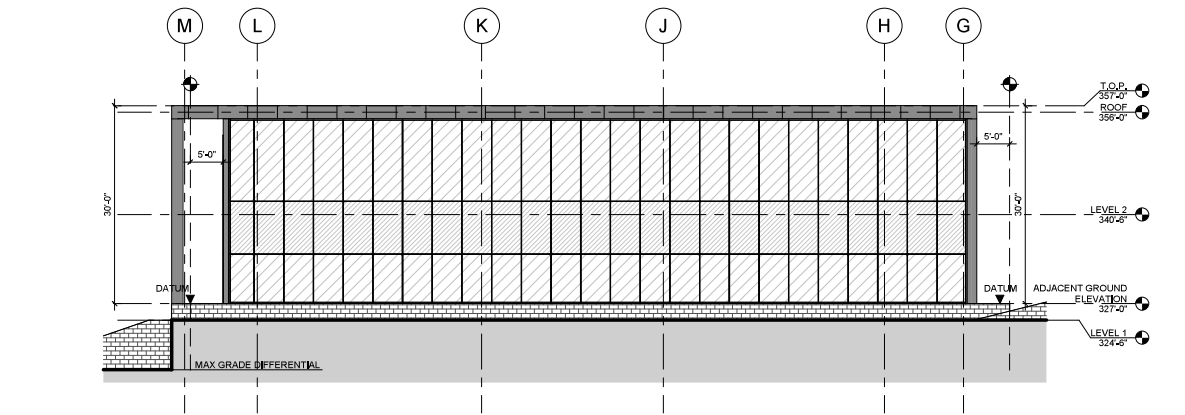
MUP PROJECT #: _____

DEP #: _____ SHEET: 43 OF 47

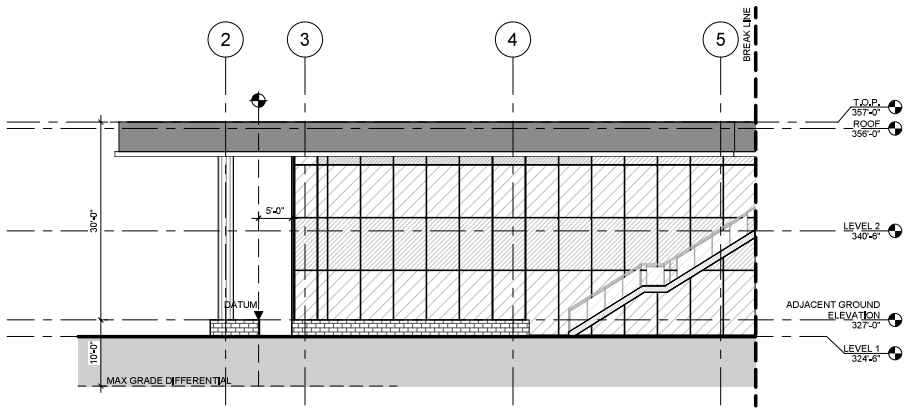


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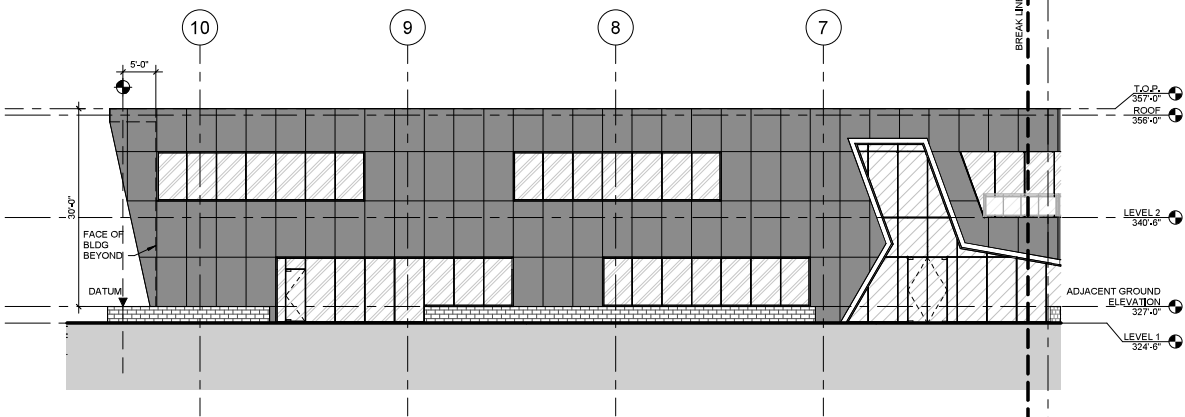
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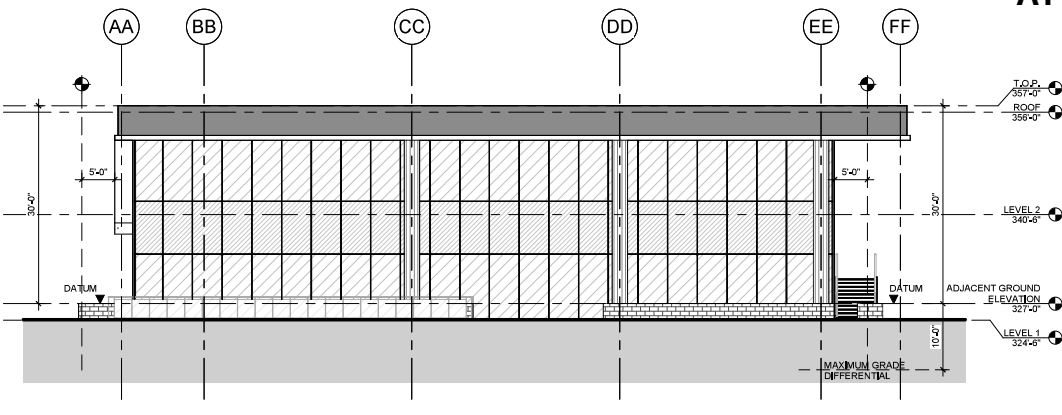
2 11095 TORREYANA - EAST
A4.1 3/32" = 1'-0"



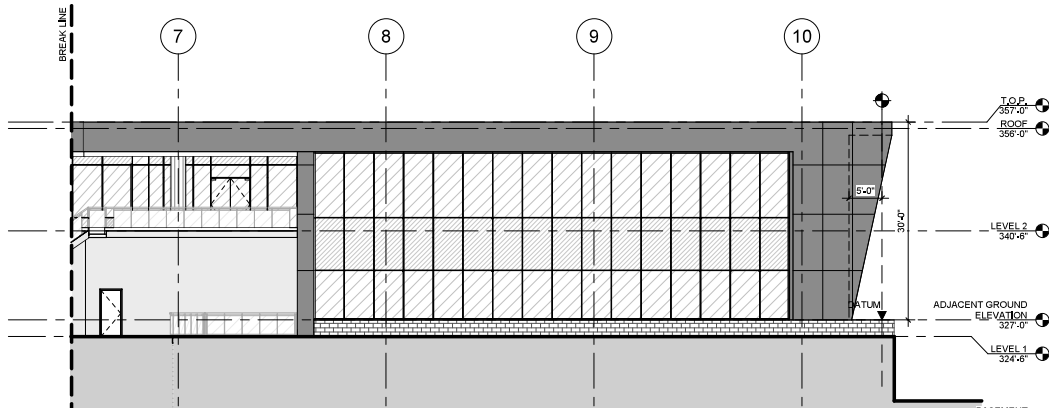
4 11095 TORREYANA - SOUTH 1
A4.1 3/32" = 1'-0"



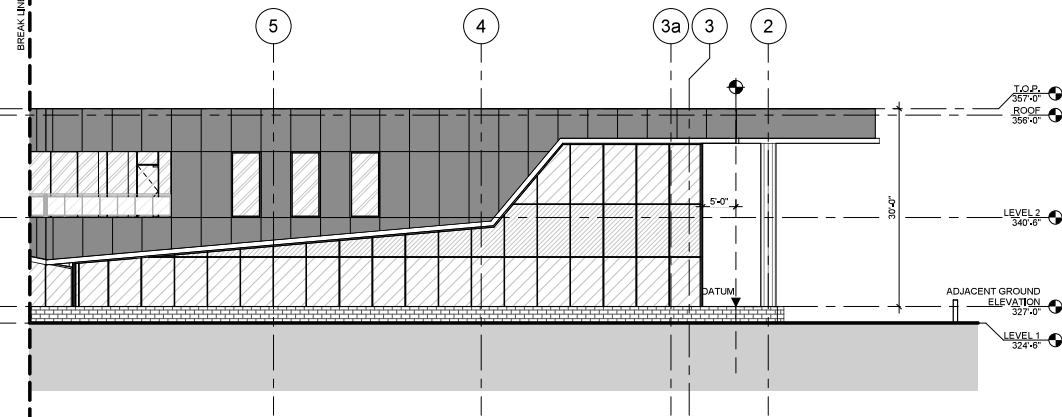
6 11095 TORREYANA - NORTH 2
A4.1 3/32" = 1'-0"



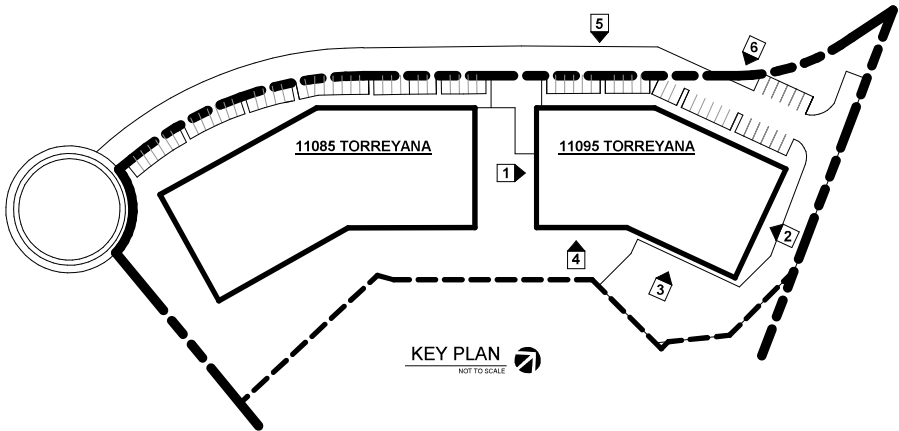
1 11095 TORREYANA - WEST
A4.1 3/32" = 1'-0"



3 11095 TORREYANA - SOUTH 2
A4.1 3/32" = 1'-0"



5 11095 TORREYANA - NORTH 1
A4.1 3/32" = 1'-0"



MATERIAL LEGEND

MP-1	METAL PANEL - DARK GRAY
MP-2	METAL PANEL - MEDIUM GRAY
MP-3	METAL PANEL - LIGHT GRAY
GL-1	1" INSULATED VISION GLAZING
GL-2	1" INSULATED VISION SPANDREL GLAZING
GL-3	1" INSULATED TINTED GLAZING
GL-4	1" INSULATED TINTED SPANDREL GLAZING
CONC-1	NATURAL CAST-IN-PLACE CONCRETE
MS-1	MASONRY - MEDIUM GRAY

0 10 20 30 FT

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PHONE NO #:	(619) 231-0751 / STEFANIE DEAL
PROJECT ADDRESS:	11085-11095 TORREYANA RD SAN DIEGO, CA 92121
PROJECT NAME:	HEALTHPEAK TORREYANA CAMPUS
SHEET TITLE:	ELEVATIONS - 11095 TORREYANA
ORIGINAL PREPARATION DATE:	APRIL 6, 2022
MUP PROJECT #:	
DEP #:	
SHEET:	44 OF 47

ATTACHMENT 9

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HEALTHPEAK TORREYANA CAMPUS
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FPBA PROJECT NO.21023

ELEVATIONS -
11095
TORREYANA

A4.1

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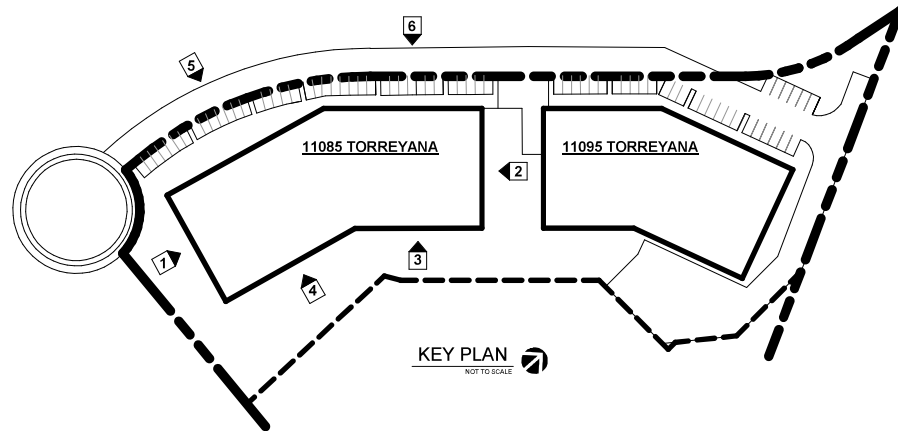
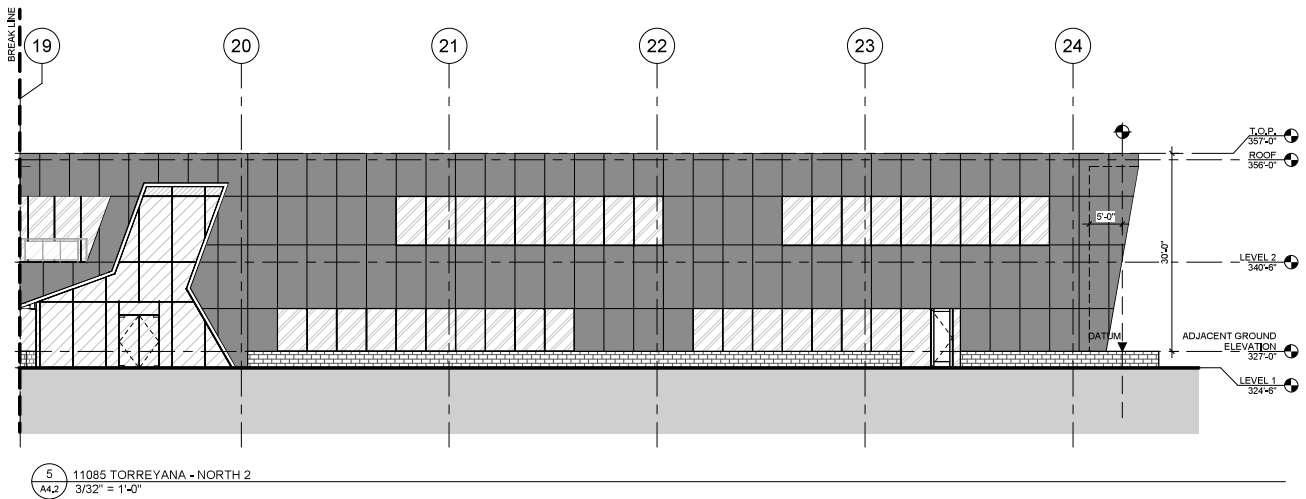
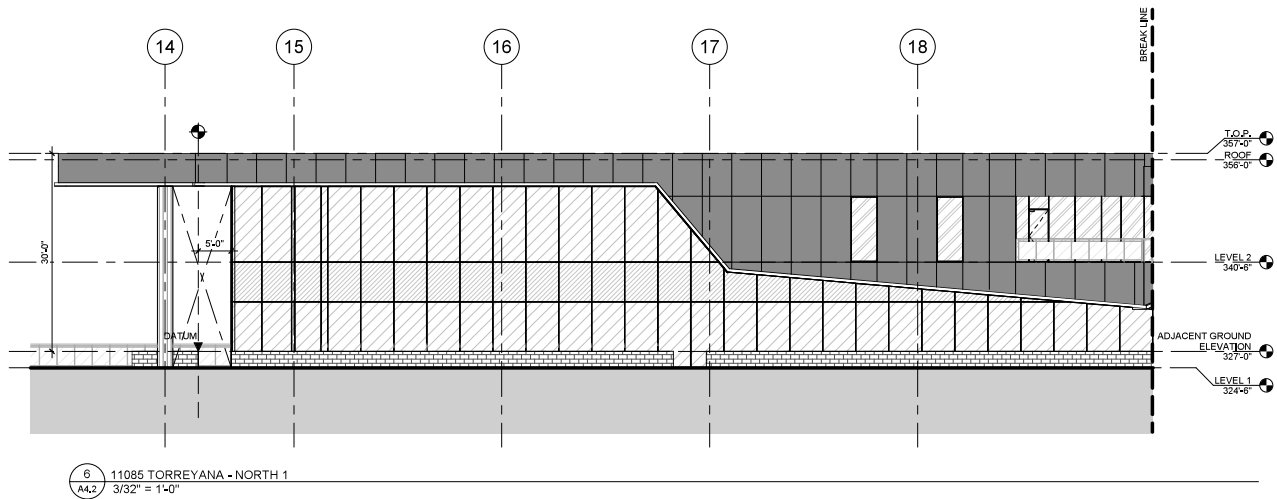
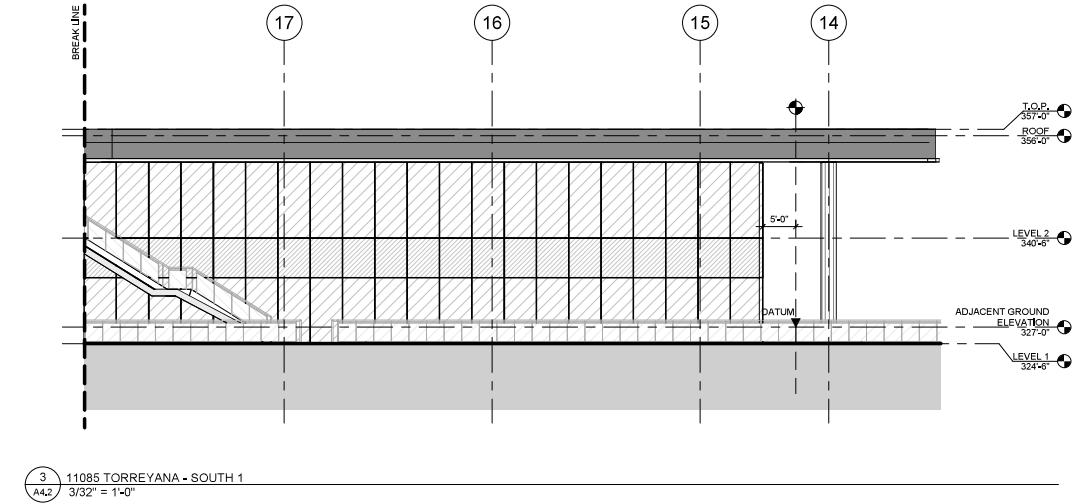
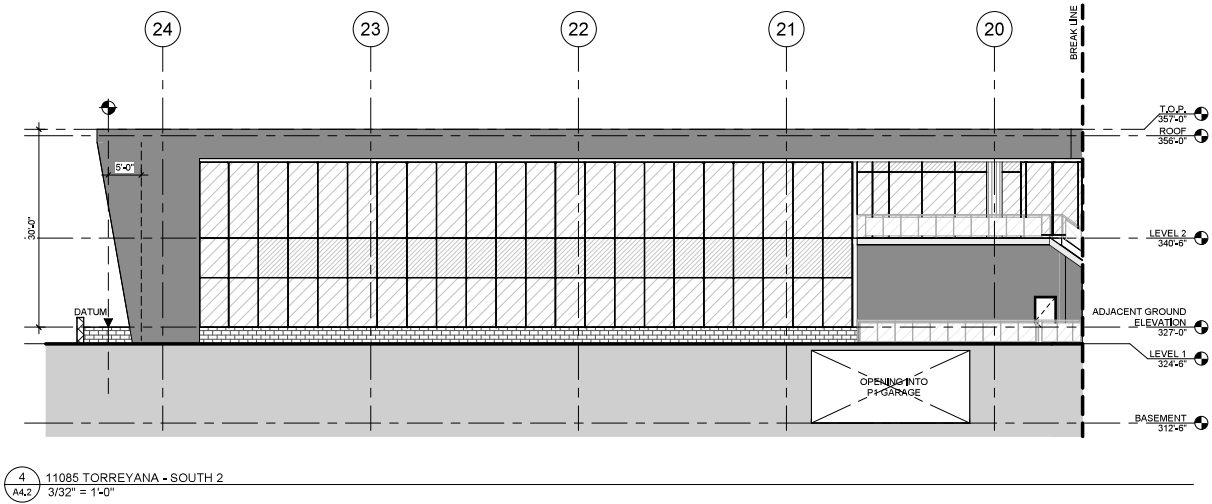
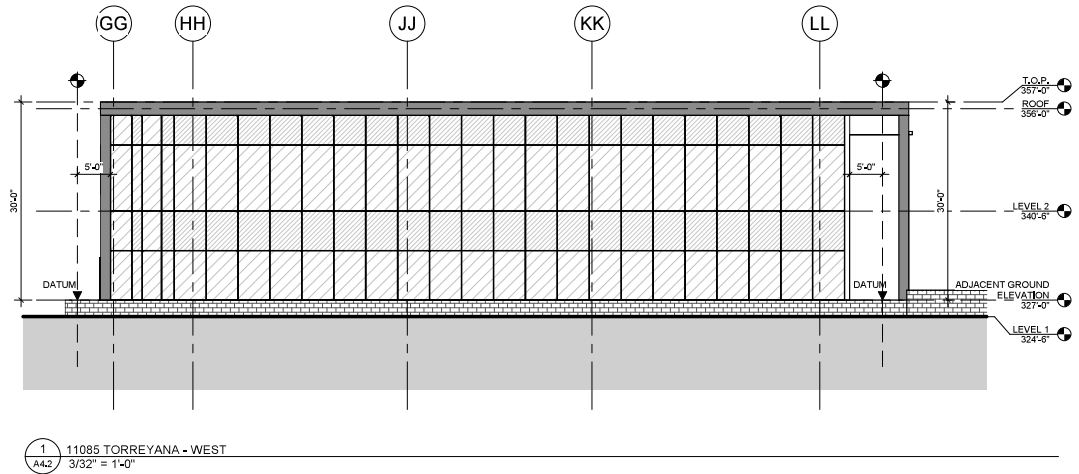
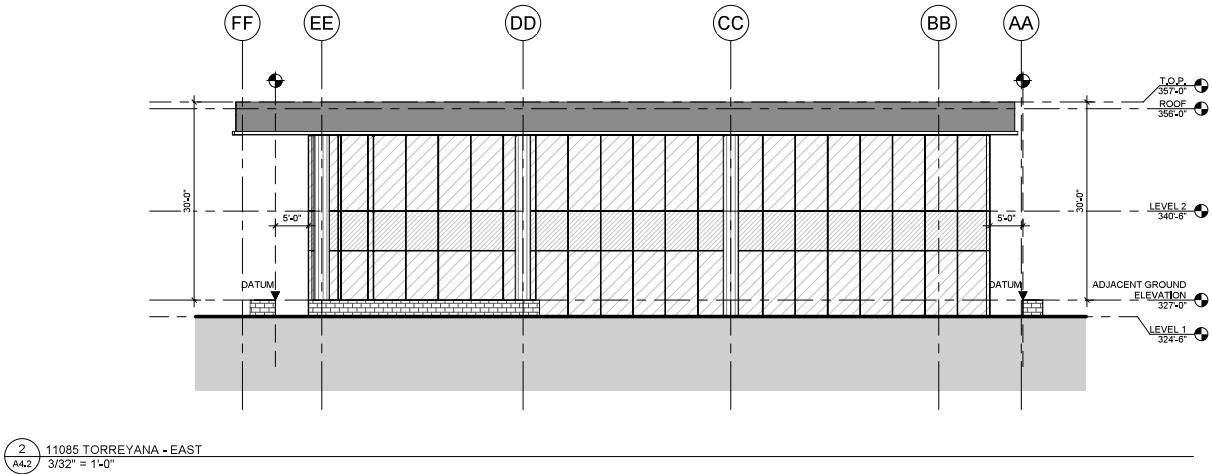


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FPBA PROJECT NO.21023

ELEVATIONS -
11085
TORREYANA

A4.2



MATERIAL LEGEND

MP-1	METAL PANEL - DARK GRAY
MP-2	METAL PANEL - MEDIUM GRAY
MP-3	METAL PANEL - LIGHT GRAY
GL-1	1" INSULATED VISION GLAZING
GL-2	1" INSULATED VISION SPANDREL GLAZING
GL-3	1" INSULATED TINTED GLAZING
GL-4	1" INSULATED TINTED SPANDREL GLAZING
CONC-1	NATURAL CAST-IN-PLACE CONCRETE
MS-1	MASONRY - MEDIUM GRAY

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SAN DIEGO, CA 92123

PHONE NO #: (619) 231-0751 / STEFANIE DEAL

PROJECT ADDRESS: 11085-11095 TORREYANA RD
SAN DIEGO, CA 92121

PROJECT NAME: HEALTHPEAK TORREYANA CAMPUS

SHEET TITLE: ELEVATIONS - 11085 TORREYANA

ORIGINAL PREPARATION DATE: APRIL 6, 2022

MUP PROJECT #: _____

DEP #: _____ SHEET: 45 OF 47



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SAN DIEGO, CA 92121

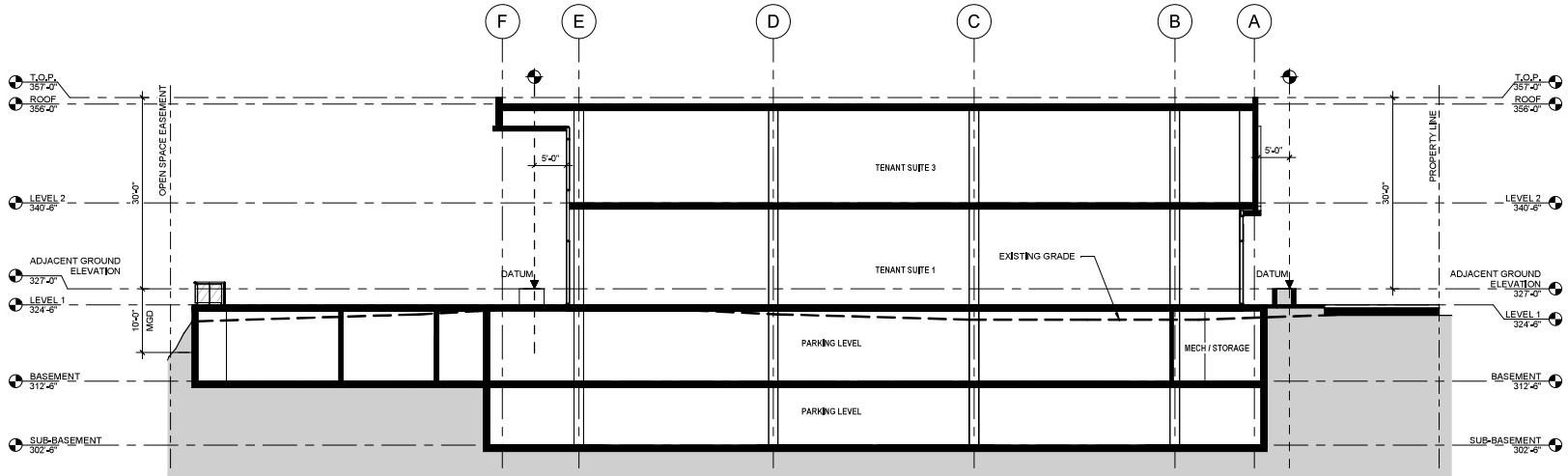


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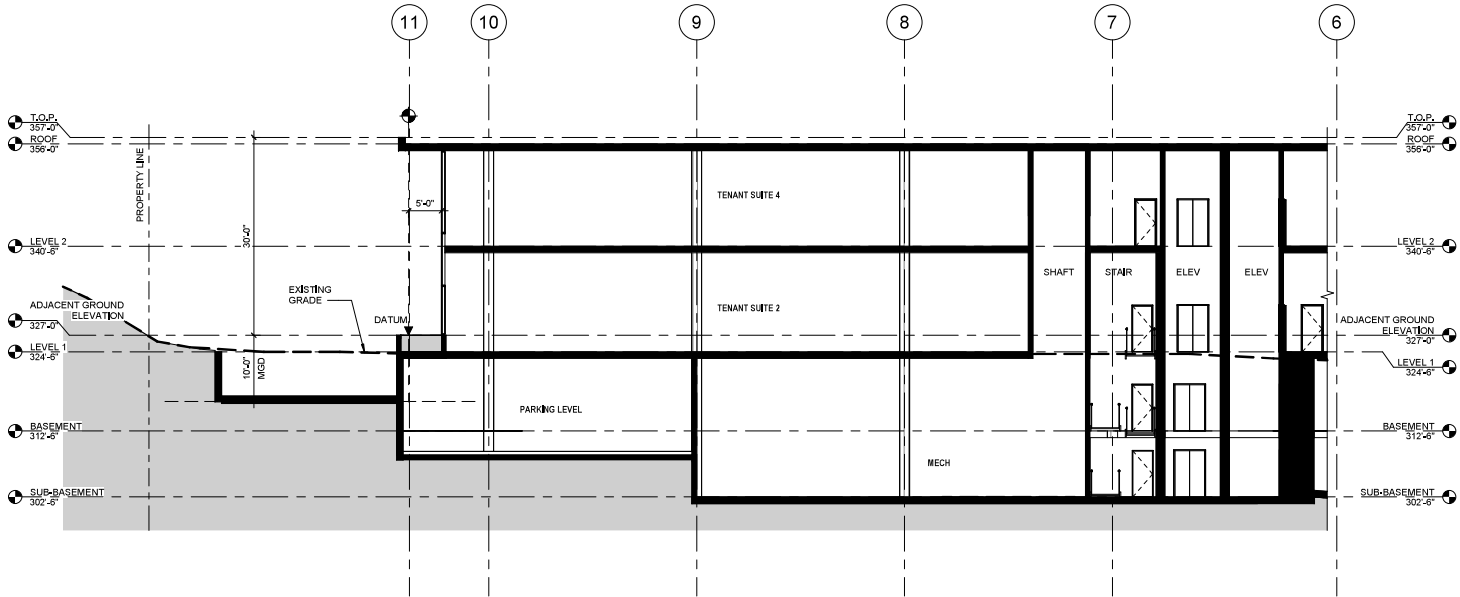
FPBA PROJECT NO.21023

BUILDING
SECTIONS -
11095
TORREYANA

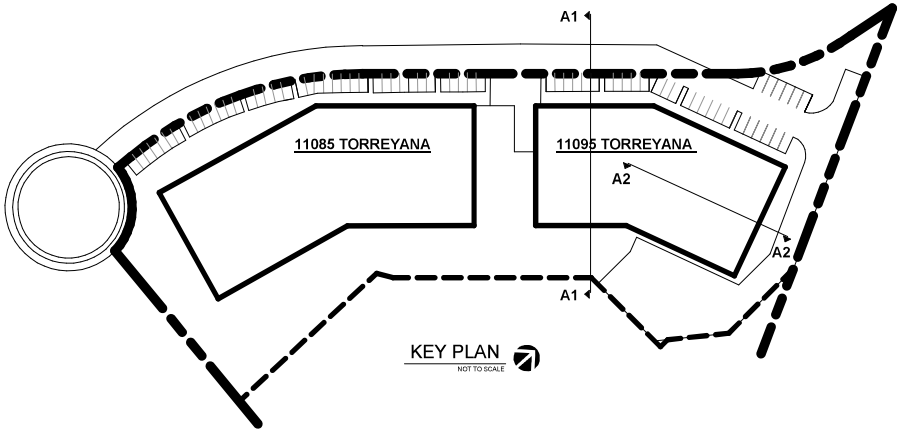
A5.1



1 BLDG SECTION - A1
3/32" = 1'-0"



2 BLDG SECTION - A3
3/32" = 1'-0"



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SHEET TITLE:	BUILDING SECTIONS - 11095 TORREYANA
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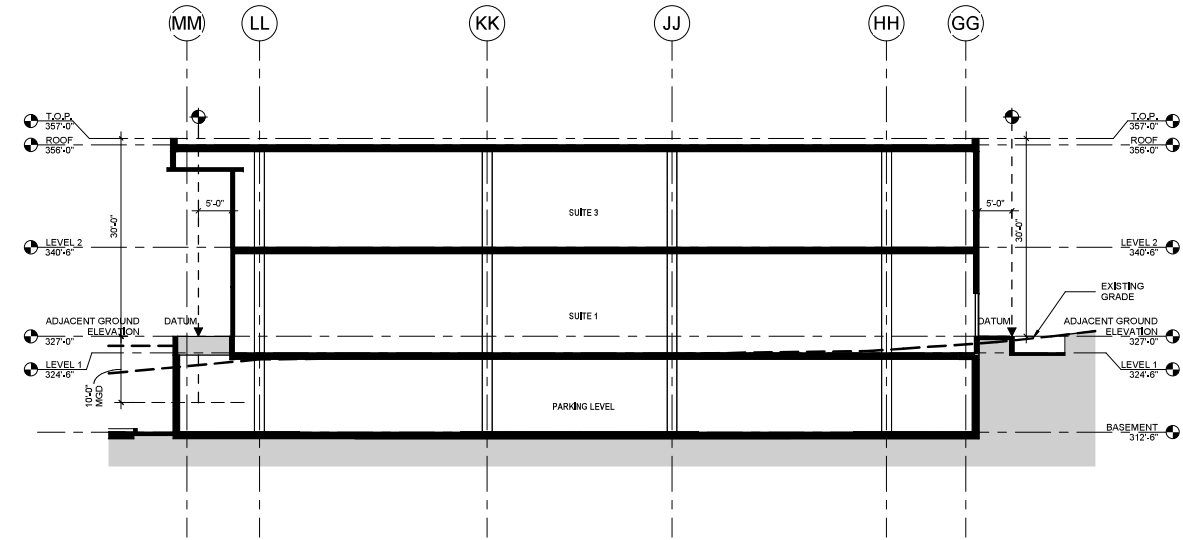


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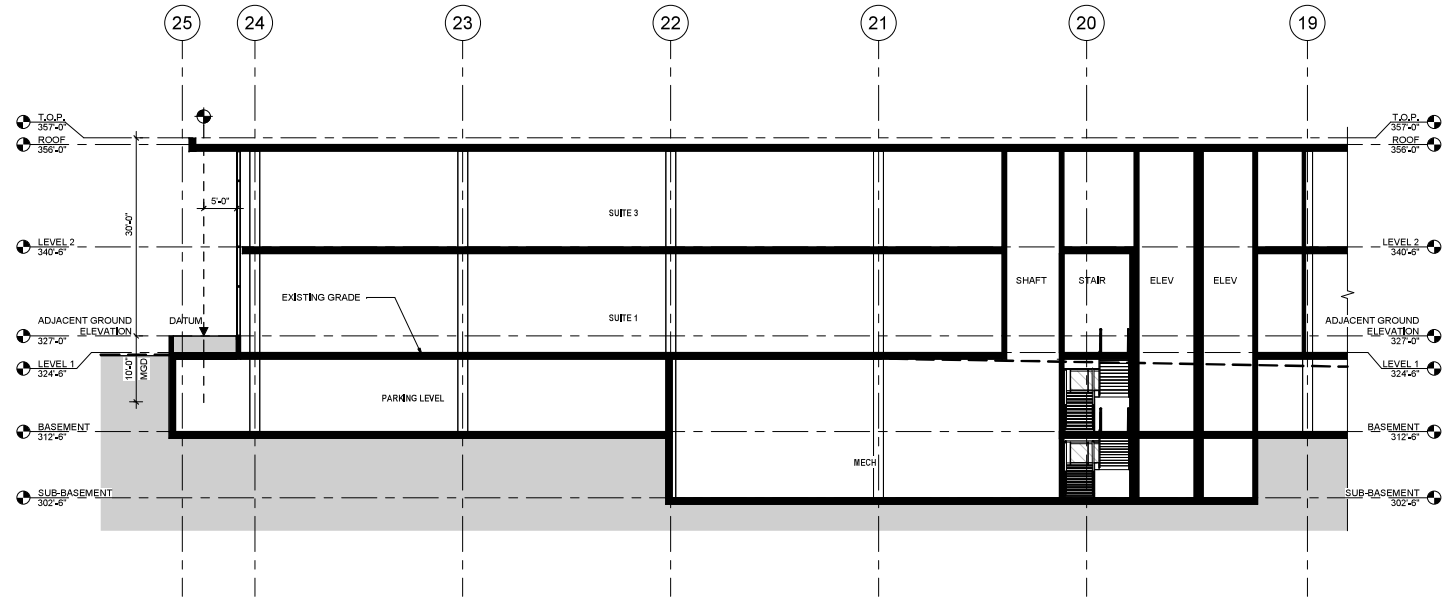
FPBA PROJECT NO.21023

BUILDING
SECTIONS -
11085
TORREYANA

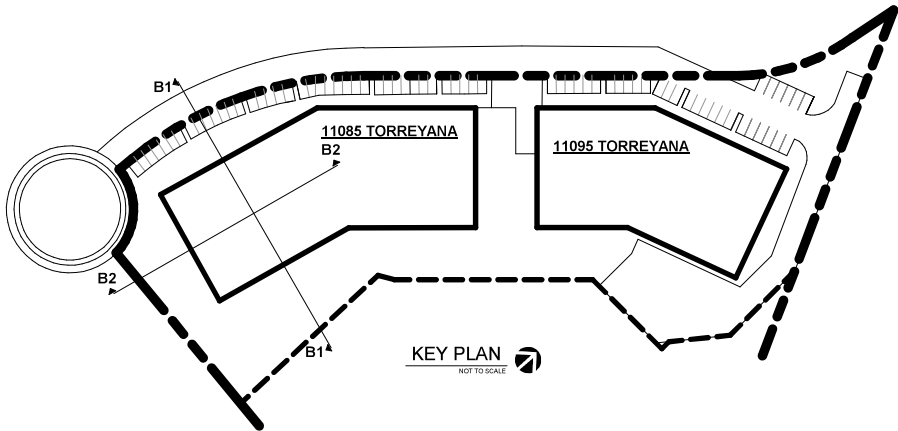
A5.2



1 BLDG SECTION - B2
A5.2 3/32" = 1'-0"



2 BLDG SECTION - B3
A5.2 3/32" = 1'-0"



KEY PLAN
NOT TO SCALE



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PROJECT NAME:	HEALTHPEAK TORREYANA CAMPUS
SHEET TITLE:	BUILDING SECTIONS - 11085 TORREYANA
ORIGINAL PREPARATION DATE:	APRIL 6, 2022
MUP PROJECT #:	
DEP #:	
SHEET:	47 OF 47